

COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF DUNN

Town Board Members

Don Heit, Chair
Bill Creaser
John Miller

Plan Commission Members

Matt Messa, Chair
Vicki Price, Secretary
Lori McNown
Bill Creaser
Jim Daines
Richard Thomas

Subcommittees and Members

Agriculture

John Creaser
Matt Messa
Don Pearson
Wayne Weber
Bruce Westhuis

Residential

Jim Daines
Judy Ganzemiller
Suzanne Grisez-Messa
Robert Thibado

Environmental

Dave Kreutzer
Lori McNown
John Thomas

Commercial / Industrial

Allan Baier
Forrest Johnson
Jeff Markham
John Miller
Richard Thomas

Utilities & Facilities

Jim Daines
Ben Topper

Transportation

John Thomas
Matt Messa
Suzanne Grisez-Messa

Intergovernmental Cooperation

Don Heit

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INTRODUCTION

In 1999, the State of Wisconsin passed a law requiring all townships within the state to submit a Comprehensive Land Use (Smart Growth) Plan by the year 2010.

The following Plan is respectfully submitted by the Land Use Planning Commission of the Town of Dunn. The Town of Dunn is currently zoned under Dunn County Comprehensive Zoning Ordinances. This report is a synopsis of 3 years of work by a large group of people from the Town of Dunn. The Township gathered originally because we like where we live and want the Town of Dunn to keep its farming roots and small-town feeling in a world of change and growth. This plan currently mandates no changes to the Dunn County Zoning Ordinances, but merely points the town's growth in a direction and acts as guidance for the Town Board to make Land Use decisions.

The Plan begins in Part 1 with a short history of the township followed by the background and authority to prepare the plan. It continues with each time the community was asked to be involved with the plan. Part 1 finished with an outline of goals and objectives.

Part 2 is an inventory of services and demographics.

Part 3 presents some of the factors affecting development.

Part 4 outlines the implementation process. Implementation is the way to achieve the goals and objectives of the comprehensive plan. It is a process to update and amend the plan. It is important to keep in mind the Comprehensive Plan is an overall direction the township would like to see its growth take. It will change over time with the implementation process.

SHORT HISTORY OF THE TOWN OF DUNN

The Town of Dunn is located in the southeast quadrant of Dunn County, Wisconsin, in close proximity to the cities of Menomonie and Durand via STH 25. The Twin City Metropolitan Area to the west and the cities of Eau Claire and Chippewa Falls to the east are accessible via I-94 at Menomonie. The Red Cedar River flows through the Town from north to south. This is the only township in Dunn County with lands adjacent to both the Red Cedar and Chippewa Rivers. The Town currently contains one unincorporated area, Downsville, comprised of residential area with a small commercial center and defined by the boundary of the sanitary sewer district. At this time the Wisconsin Department of resources owns acres of the 35,300 acres within the Town, primarily along the Red Cedar and Chippewa Rivers. The Town remains predominately rural in character.

Although in the last glacial period the ice sheet did not reach as far south as the Town of Dunn, earlier glaciers covered the land and the topography is largely shaped by highly eroded glacial drift and glacial lake deposits. Gently rolling lands, level river valleys, steep ridges and low lying wetlands contribute to both natural diversity and varied use. Pre-settlement vegetation consisted of prairies (native grasslands), savannas or oak openings (native grasslands with scattered trees), mixed hardwood forests with floodplain forests along the Red Cedar and Chippewa Rivers, and some pockets of conifer (cone bearing) trees.

There is evidence of a long history of human habitation in the Town. The area was rich in game and other resources important to early native peoples. Artifacts discovered along the Red Cedar River indicate the Old Copper Culture (5000 to 3000 BC) may have once occupied this territory, and effigy mounds associated with the Late Woodland Period (400 to 1000 AD or later) are located in the Dunnville area. Many years before Louis Hennepin made the first historically documented journey by white men to the Red Cedar Valley in 1680, European traders and trappers had established contact and outposts in the region.

By the 1820's there were sawmills on the Red Cedar River and early pioneers arrived to work in the lumber industry associated with great pine forests to the north. Dunn County and the Town of Dunn were established February 3, 1854 by the Chippewa County Board. "Colburn", named for early settler Amos Colburn, became what once was the unincorporated village of Dunnville, the first county seat. Situated a short distance up the Red Cedar River from its confluence with the larger Chippewa River, Dunnville had also been strategically located in the middle of the previous county boundaries. A tavern and hotels were built to serve the lumbermen of Knapp, Stout, and Co. and hunters who passed through. Steamboats from the Mississippi River traveled up the Chippewa and Red Cedar as far as Dunnville, and a stagecoach line was established to Menomonie. In 1858 the county courthouse at Dunnville burned to the ground and the county seat was moved to the growing community of Menomonie. Other than private residences, very little evidence of this once thriving community remains.

Captain B.B. Downs, who owned a sawmill and built a dam across a bend in the Red Cedar River, gave his name to the village of Downsville. In 1883, when the "second big washout" (flood) destroyed the dam and the railway tracks, it was Captain Downs who was hired to repair the damage. Knapp, Stout and Co. purchased Downs' mill and greatly increased its capacity which contributed to the growth of the village. Several company buildings from that era such as the original hotel and the Knapp Company Store still exist and are used for contemporary businesses.

Schools began in the area in the 1850's. An introduction to local history can be found in Carol Ryrie Brink's Newberry Medal Award winning book *Caddie Woodlawn*, which relates the childhood experiences of Mrs. Brink's grandmother Caroline Woodhouse. The house where "Caddie" lived, built in 1856, was deeded to the Dunn County Historical Society in 1969 and is open to the public at the Caddie Woodlawn County Park, three miles south of Downsville on State Highway 25.

In 1861 several residents joined Company K, the "Dunn County Pinery Rifles" of the 5th Wisconsin Infantry Regiment, to fight in the Civil War. Aaron Vasey and William Creaser, Jr. were reported killed in service in 1862. David McClain, a Town of Dunn resident, was the handler for "Old Abe", famed Civil War eagle battle mascot and inspiration to Union troops.

A railroad line running along the Red Cedar River was built in 1873 to serve the lumber mills. In 1882 rail surveyors discovered "Dunnville Stone". Four quarries

operating along the Red Cedar River became widely known for producing some of the finest building stone in the United States. The interior of St. Thomas Cathedral in New York is decorated with Dunnville sandstone, and in Menomonie the Mabel Tainter Memorial Theatre and Louis Smith Tainter buildings are constructed from Dunnville stone. The former IOOF Hall (1908) in Downsville, now home to the Empire In Pine Museum, is a local example. The quarries operated from 1885 until the Great Depression of 1929. Since that time Dunnville Stone has been only occasionally quarried for restorations or local projects such as the picnic shelter at Caddie Woodlawn Park. In 1973 the Red Cedar Junction railroad line which hauled lumber, stone, passengers and commercial goods along the Red Cedar River for nearly a century was officially abandoned. Acquired by the Wisconsin Department of Natural Resources, the former rail right of way officially opened as the Red Cedar State Trail in 1981.

After the northern forests were cleared the lumber industry moved on. Knapp, Stout & Co departed in September 1900 and by the turn of the century farmers settled the area. Land use planning had begun in 1863 with the creation of a cemetery and a town dump. The first recorded telephone came in 1886. The Red Cedar Bridge was built in 1902. A third big flood in 1905 once again washed away the older railroad bridge, removing the east side dam and large chunks of the river bank. A reconstructed dam shortened and straightened the river to its present course. Road maintenance was established 1920, and electric power arrived in 1929.

Almost half the foreign born persons coming to Dunn County from 1870 to 1930 were from Norway, one third were from Germany, and many other immigrants arrived from Sweden and the United Kingdom. "Daneville" in the northwestern part of Dunn Township attracted a large settlement of Danish immigrants. Dairy farming was well established in the area by 1925. Dunnville was home to the first Dunn County creamery and Downsville would eventually be the location of the largest creamery in the county. Although at the start of the 21st century the township remains home to some lumber industry, and tourism/recreation is rapidly growing in the area, agriculture remains the largest industry in the Town of Dunn.

Sources for Town of Dunn historical information include the Dunn County Historical Society, the Town of Dunn History developed from records compiled by Norman Gillett, and interviews with area historians Lois Schultz and John Russell.

PART I BACKGROUND

BACKGROUND AND AUTHORITY

Wisconsin act 9 of the 1999-2001 state biennial budget commonly recognized as Wisconsin's "Smart Growth" legislation was approved. Under the new law, any program or action of a town, village, city, county, or regional planning commission after January 1, 2010 that affects land use must be guided by, and consistent with, an adopted Comprehensive Plan and meet the standards of Chapter 66. 1001 of the Wisconsin Statutes. The town utilized the following State Statutes to comply with the planning mandate, Chapter 60.61 authorizes and outlines the relationship of planning and zoning for town government. Chapter 59.69(5)(c) provides for a county zoning ordinance to be effective in a town. September 2000 the Town of Dunn became a zoned township by approving the Dunn County Comprehensive Zoning Ordinance. Chapter 62.23 enables the town to exercise village powers. April 6, 1994 the town adopted Village Powers allowing the formation of a Plan Commission, to develop a Comprehensive Plan and to do other planning and zoning activities.

COMMUNITY INVOLVEMENT and INPUT

Development and implementation of a successful land use and development plan, policies and management tools are based largely on the process by which these components were developed. Community involvement is a valuable tool for gathering public input, educating the public and fostering a sense of ownership of the plan.

The purpose of this section is to review and summarize the community involvement activities and summarize the input that was obtained during the planning process

Timeline

8/18/1999 The Planning Committee sent out survey to townspeople

Results distributed to the People

7/2/2000 Planning Commission started Meeting

7/12/2000 Town visioning Meeting

2010 Plan Law adopted

10/26/2001 Planning Grant received from State

11/12/2002 Town Board adopted the 2002-04 Town of Dunn Plan Commission Ordinance.

State law requires a Plan Commission to draft and recommend adoption of a comprehensive plan. Establishment of a Plan Commission is done through a resolution. The Town Board drafted and adopted resolution 2002-04 which authorized the Town Chair to seat a Plan Commission.

- 8/23/2003 **Land Use Plan Commission hosted a display @ Downsville Day**
At the Town Day, Discover Downsville Day, the Town Plan Commission had a display to allow the public an opportunity to see the progression of the plan and ask questions. The overall feeling of those who stopped was they had heard of the Commission but didn't know much about their activities. Handouts were available and someone was present all day to answer questions. The Discover Downsville Committee estimates about 800 people attended the event.
- 9/13/2003 **Land Use Planning survey @ the Solid waste Collection sites**
Solid waste employees handed each resident using the facility a notice of a planning agenda item for the upcoming annual meeting.
- 4/10/2004 **Presentation of Land Use Plan Draft I @ Annual Meeting**
The Plan Commission presented the most recent draft of the plan. Meetings were advertised in the Dunn County News and the Dunn County Reminder and notices were posted at the First Bank and Trust, the Town Hall, the Post Office and at Tilly's. Invitations were also sent to every resident. Although attendance was poor there were no questions and no opposition to the plan.
- 05/2004 **Hand out notices of Open House at the solid waste collection site**
Prior to the open house solid waste employees handed out notices of the upcoming open house to each resident using the facility.
- 05/22/2004 **Land Use Plan Commission Open House @ the Rec. Park**
The Plan Commission wanted to have an opportunity for the Town's people to ask questions and comment in a more casual setting. On May 22, 2004, we encouraged everyone who wanted to learn more about the plan to come to the Downsville Recreation Park and have a hot dog and ask whatever they wanted. The most recent goals and maps were available for viewing. 56 people attended.
- 10\2004 **Hand out notices of Open House at the solid waste collection site.**
Prior to the final open house solid waste employees handed out notices of the upcoming open house to each resident using the facility.
- 10/16/04 **Land Use Planning Commission Open House @ the Rec. Park**
The Plan commission hosted its final open house to present its progress. Goals were reviewed and objectives were presented. Current maps and printed materials were available for viewing.

Our goal has always been to have the town participate in the Land Use Planning Process. Beyond the initial survey there has been very little participation. We have asked questions at the dump, at the Town's Celebration Day and at the Annual Meeting. The feeling we got was that people want to have freedom to do with their own land what they want and don't want the "Small Town Feeling" of Downsville to change. We have tried to keep these things in mind in creating the objectives.

The Town has taken an aggressive approach to collecting information from the Town's people about the direction they want the town to grow and change. The Town Board has seen from the very beginning that the input of the people in the town should be the focus to creating a successful plan.

Selected Survey Results

The Residential Land Use Committee used the survey that was sent out in the fall of 1999 to guide the formation of the Land Use plan. The following paragraphs represent the feeling of the township residents with regard to residential need and land use. The figure represents the percent of those answering the questionnaire who agreed with the statement/question.

Land Use and Preservation: Regarding land use and preservation the citizens seem to be happy with the way things are happening (53%). They do not feel regulations should be relaxed so that development can respond more freely to market conditions (28%)? They fear a negative effect on the value of their property if more restrictive laws are implemented (58%). Yet, they still feel more restrictive regulations need to be in place in order to govern the development of the Town (55%) and preserve the rural and agricultural character of the Town (67%). Citizens believe that, if these regulations decrease the value of their property, the government should compensate the landowner (67.8%). The citizens are not willing to pay more taxes to expand or improve public lands in the Town (25.2%).

Green Space and Wildlife: A majority of the residents (61.1%) feel the town should do more to preserve wildlife and wildlife regulations should be put into place (65.35%). Without question woodland and environmentally sensitive areas need to be protected and preserved (90.1%). Trees and open spaces are more important than neighboring houses (84.15%). However, they do not want the town to sponsor more parks and recreational areas (58%).

Housing: The citizens of Dunn Township are happy with the number of single family housing units, with a slight majority of those responding wanting more (48.7%). Those opposed (42.4%). They feel the homes are well maintained, well kept in appearance (77.7%). The yards are well maintained, well kept in appearance (76.8%). They see a need for affordable start-up type homes for young families (59.2%) and don't think there are too many mobile homes in the Town (75.8%). The respondents believe the Town should dictate the minimum lot size for rural housing (57%).

Farmland Ownership: First, the citizens of Dunn feel that the landowner or farmer should have the right to sell his or her farmland for purposes other than farming (78.7%). They appear to be conflicted as to whether or not landowners should be allowed to sell their land to whomever they choose, regardless of how the land will be used (46.8% agree, 50.8% disagree). Citizens also feel that productive farmland should not be converted to non-farm uses (65.9%) and that agricultural land should not be used for commercial/industrial purposes (66.9%), nor should it be used for residential housing (53.3%). A great majority of people want to see farmland preserved (89.9%) and the Town should be responsible for preserving it (88.5%). The Township half-heartedly supports the idea that agricultural business should be recruited for establishment in the Town (54.1%), but they strongly feel corporate farms should not be encouraged to buy land in the Town (68.8%). They do not want to see a limit placed on how large in acreage a farm can get (3.4%), but they do want to see a limit as to the number of animal units on a farm (55.7%). The Town is split regarding farm and non-farm neighbors getting along regarding dust, noise, and odors (50%).

LAND USE PLANNING PROCESS

It was the responsibility of the Plan Commission to learn about past community changes, changes likely to occur in the future, community likes and dislikes, and to define what residents want the community to become. It studied supporting information and evaluated Township needs. Community participation in this process included a survey, visioning sessions and open houses. The Plan Commission is charged with the responsibility for making recommendations to the Town Board to ensure implementation of the plan is consistent with the goals and objectives. Based on its findings this plan makes recommendations to the Town Board regarding appropriate actions necessary to address protecting/preserving valuable Township characteristics.

PLAN GOALS

Goal: A long-term end toward which programs or activities are ultimately directed, but might never be attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were developed to their fullest extent. The goals are the Town's desired destination.

The Land Use Planning Committees through the use of visioning sessions, citizen opinion survey, reviewing inventory data and other community input accomplished development of goals. The goals are to be used as guidelines for making development policies and decisions to achieve the most desirable community growth. Over time the Land Use Committee created the following goals and objectives based on the information gathered from the survey.

Community

- Protect rural character.
- Protect the environment and natural resources.
- Maintain green space.
- Encourage and maintain agriculture in the township.
- Develop health and safety services to promote a quality living environment.

Housing

- Protect our natural waterways, rivers, streams, wetland, and ground water.
- Protect significant agricultural resources, for our economy and way of life.
- Encourage an active sense of community and responsibility by promoting and retaining the "small-town-feeling" of the Town of Dunn.
- Develop housing standards that parallel town goals.

Environmental / Recreation

- Protect the rural character and heritage of the Township.
- Protect "environmentally sensitive areas".
- Protect surface and groundwater quality.
- Protect, and enhance wildlife habitat within the Town.
- Preserve green spaces.
- Cooperate with community groups and organizations in recreation development.

Agriculture

- Protect existing farms.
- Protect the natural resources of the Town of Dunn.
- Encourage farmers in the town to become compliant with NR151
- Encourage farmers in the town to become compliant with NR590
- Encourage types of farming that follow the town goals.

Economic Development

- Create Township guidelines for business development.
- Establish Designated Business Districts.
- Maintain existing guidelines for developing and maintaining mobile home courts.
(See Ord. 92-05)
- Register all businesses operating within the Township.
- Develop mixed-use districts.

PLAN OBJECTIVES

Development has existed in the town since its inception, but it has only been in the last 10-20 years that these pressures have become an issue within the Township. Development pressures have reached the point where residents believe that if something isn't done soon the town will risk losing its rural character.

The purpose of the plan is to provide information about the Town, its resources, its residents and its existing character. The plan also addresses community concerns about what the community wants to be in the future and describes how it intends to get there. The Town Board and Plan Commission will use the plan to make decisions about future growth and development.

General overviews and an analysis framework are included. These overviews represent the nine planning elements around which the plan is organized.

Issues and Opportunities Element provides demographic information and identifies development trends by identifying key issues and opportunities, researches selected trends in the local economy and demographics and generates population projections.

Housing Element provides basic information on housing stock in the community, analyzes trends, projects the number of households to be added over the next twenty years, identifies potential problems and opportunities associated with accommodating varied housing needs, and reviews State and Federal housing programs.

Transportation Element provides basic information about existing transportation networks in and around the township. It assesses existing transportation facilities, reviews statewide planning efforts, develops a long-term transportation plan and develops goals and objectives.

Agriculture Element collects agricultural information on the variety of agricultural resources and programs in the area. It develops maps of important agricultural resources such as productive soils, topography, land cover, and water features. It identifies areas of significant agriculture and areas of non-agricultural importance.

Natural and Cultural Resources Element provides basic information on a variety of natural and cultural resources in the area, and develops maps of significant and/or environmentally sensitive areas such as productive soils, topography, land cover, and water features.

Utilities and Community Facilities Element intends to acquaint individuals with specific factors that currently exist. It provides information on facilities and services such as solid waste management, sewer and water, recreational areas and schools. It also identifies public facilities and services that need to be expanded. This baseline information can then be used to provide direction for utility, facility, and service growth as the population increases in the future.

Economic Development Element provides basic economic information about the Township by analyzing the economic base of the community and statewide trends affecting the community and region. It identifies desirable businesses and economic development programs at the local and state level and assesses the community's strengths and weaknesses relative to attracting and retaining economic growth.

Land Use Element reveals the importance and relationships of land uses by identifying changes to the municipal boundary due to expansion of the Sanitary District, preparing an existing land use map, identifying contaminated sites, assessing real estate forces, identifying conflicts, developing 20-year projections and preparing a future land use.

Intergovernmental Cooperation Element assesses the Township's role and function in joint planning and decisions with surrounding jurisdictions. It analyzes the relationship with local, regional and state jurisdictions, compiles existing cooperative agreements, identifies potential conflicts and develops a process to resolve conflicts within its bounds and between itself and other communities.

Implementation Element describes specific actions and sequences to implement the integration of the above elements. It develops both process to measure progress and a format for updating the plan.

PART II INVENTORY

This section deals with socio-economic and natural resources, and the land use and land cover characteristics of the Town from an inventory perspective. The inventory provides a comparison baseline for examining historical changes against expected changes over a 20-year horizon.

DEMOGRAPHIC INFORMATION

Note: Unless otherwise noted the source of the information is the latest US Census.

POPULATION

The driving force behind change is people. Analyzing and understanding what types of changes have occurred and may occur regarding population is the foundation to support the Town's decisions relative to future growth and development.

Fig 1

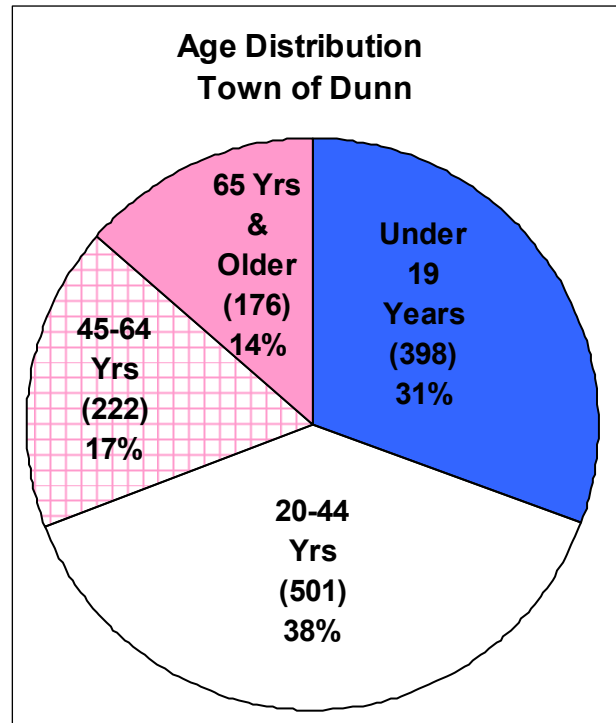
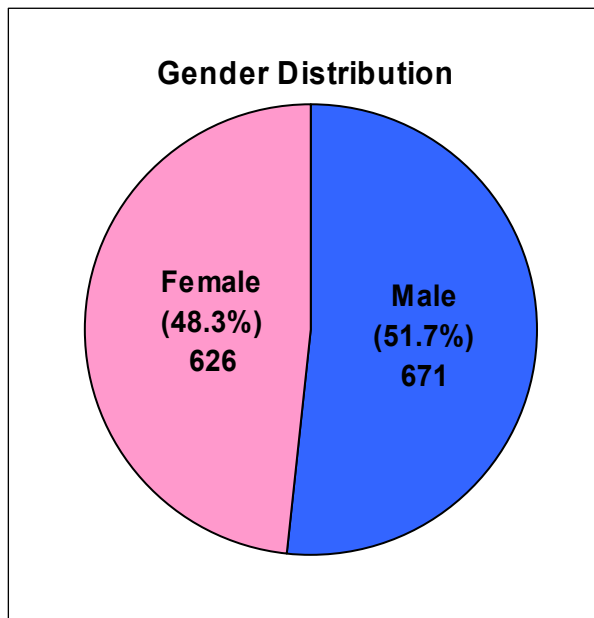


Fig 2

Median Age is 34.7

Population, Age and Household Size Comparison

| Town of Dunn | 1980 | 1990 | Numeric Change | Percent Change | 2000 | Numeric Change | Percent Change | 2002 | Numeric Change | Percent Change |
|----------------|-------|-------|----------------|----------------|-------|----------------|----------------|-------|----------------|----------------|
| Population | 1,294 | 1,315 | 21 | 1.63 | 1,492 | 177 | 13.5 | 1,527 | 35 | 2.3 |
| Median age | 27.8 | 32.6 | 4.8 | | 34.7 | 2.1 | | NA | | |
| Households | 429 | 471 | 42 | | 578 | 107 | | NA | | |
| Household size | 3.02 | 2.75 | -0.27 | | 2.72 | -0.03 | | NA | | |

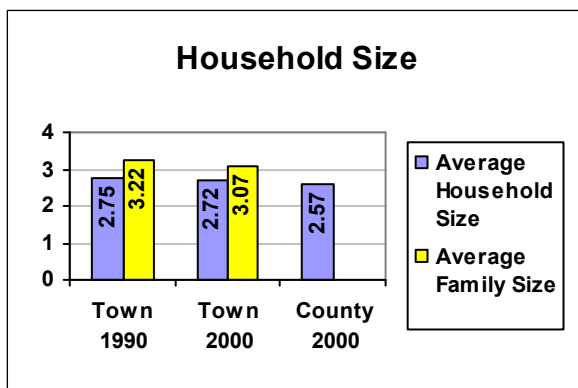
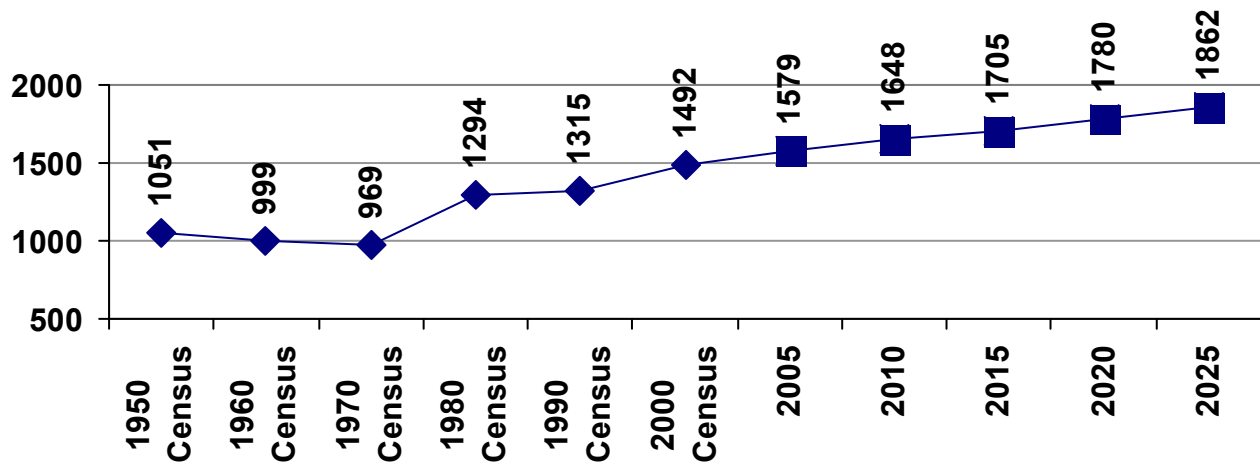
Fig 3

For the purpose of this plan housing refers to the actual building while household refers to the family structure living in the housing unit. Because households analyzes the number of people in a structure, housing and households are not a one to one comparison

The trends in Dunn County are similar to the trends in the Town of Dunn. The population is growing at a rate of about 11 percent and it is projected to grow at that same rate **(See Chart on Population Changes and Population Projections and Historical Population Counts)** It should be noted that the number of housing units is increasing along with the population, but the size of the household is going down **(See Chart on Household Size)**, so the need for housing is growing at a higher rate than the population. It will be very important to keep this in mind when considering household needs in the future.

The median age is increasing as “baby boomers” are getting older. **(See Chart on Population, Age and Household Comparison)** With this fact the needs for low income housing, elderly housing and transportation increase.

Historical Population Counts and Population Projections



HOUSING Household Characteristics

The Town of Dunn is largely a family community, with 61.3% married couples and 72.2% family households. Well over half of family households have children under the age of 18. The Town of Dunn has a slightly higher percentage of married couples and family

households than Dunn County over all, indicating the Township may be more family oriented.

Housing Starts

2002 There were 16 new homes (stick built or manufactured) 1 new mobile homes (single-wide chassis)
2003 There were 8 new homes (stick built or manufactured) 4 new mobile homes (single-wide chassis)

Source: 2002 Dunn County Annual Report

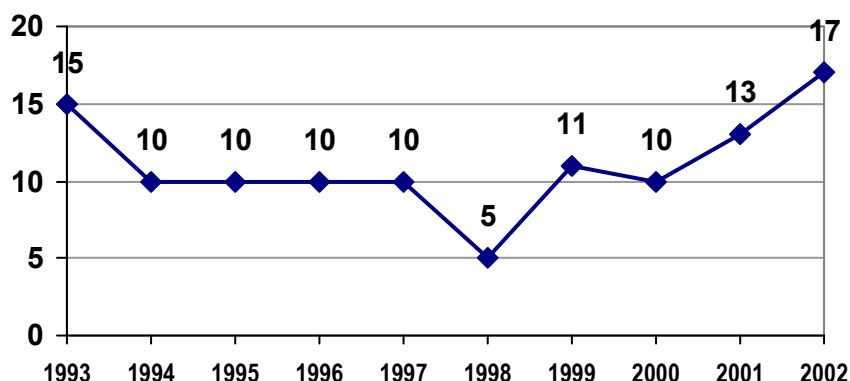
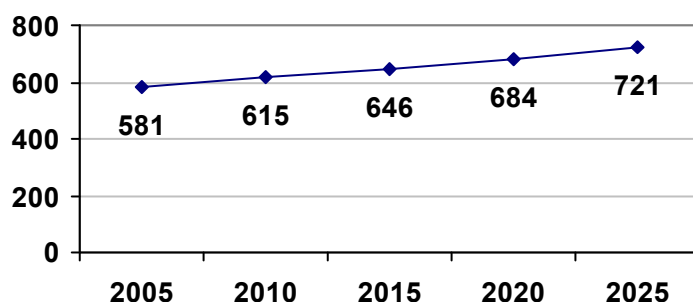


Fig 5

According to the Demographic Services Center of the Wisconsin Department of Administration household estimates for 2005-2025 are predicted to increase.

By 2025 the town is expected to increase in population by 370 people or will grow by approximately 25%. Given the current household size and the projected populations by 2025 the town is expecting to see the number of housing units increase from 540 to 721 or an increase of 34%.

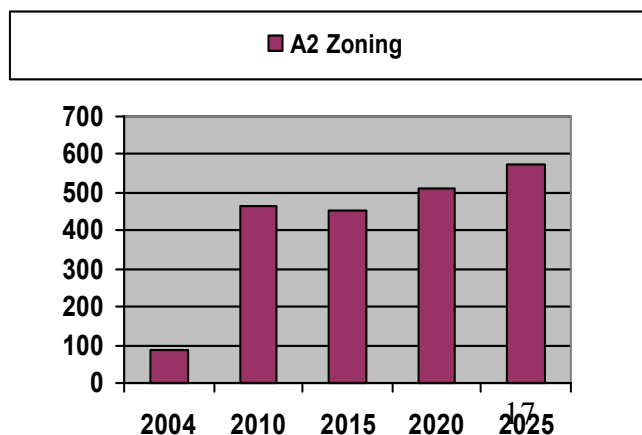
Household Need Estimates for 2005-2025



According to the Dunn County Annual report there have been 111 new housing starts over the last ten years, an average of 11 new homes per year. The Town is zoned as Agricultural Residential 2 (A2) and as Agricultural Residential 3 (A3). The A2 zone requires a minimum lot size of 5 acres and A3 requires a minimum lot size of 1 acre. Analyzing all of the residential parcels in the Town results in an average parcel size of 1.78 acres. For the purpose of this plan the projected acreage is based on the A2 zone (the worst case scenario).

Projected Acreage

Fig 6



Projected A2 Zoning from 2004 – 2025 may require 2,095 Acres

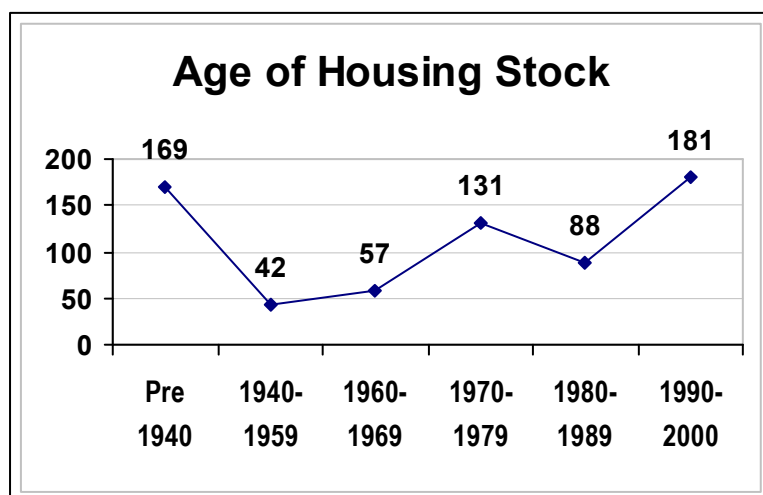


Fig 7

Housing Value

| | Town of Dunn | | Dunn County | |
|---------------------------------|--------------|---------|-------------|---------|
| | Number | Percent | Number | Percent |
| Specified Owner- Occupied Units | 215 | 100.0 | 1,122,467 | 100.0 |
| Less than \$50,000 | 12 | 5.6 | 73,450 | 6.5 |
| \$50,000-\$99,999 | 104 | 48.4 | 396,893 | 35.4 |
| \$100,000-\$149,999 | 62 | 28.8 | 343,993 | 30.6 |
| \$150,000-\$199,999 | 26 | 12.1 | 173,519 | 15.5 |
| \$200,000-\$299,999 | 9 | 4.2 | 95,163 | 8.5 |
| \$300,000-\$499,999 | 2 | 0.9 | 30,507 | 2.7 |
| \$500,000-\$999,999 | 0 | 0 | 7,353 | 0.7 |
| \$1,000,000 or more | 0 | 0 | 1,589 | 0.1 |
| Average | \$97,400 | | \$112,200 | |

Tenure

| | Town of Dunn | |
|-------------------------------|--------------|--------|
| Total Housing Units | 578 | 100.0% |
| Vacant Housing Units | 38 | 7.0% |
| Occupied Housing Units | 540 | 100.0% |
| Owner-occupied housing units | 434 | 80.4% |
| Renter-occupied housing units | 106 | 19.6% |

Occupancy Status

A general rule is that overall vacancy rate should not be more than 3%. This figure should supply adequate housing choices for consumers.

There were 578 housing units. 38 (7%) were vacant.

Income Levels

| | | |
|-----------------------|-----|--------|
| Less than \$10,000 | 40 | 7.7% |
| \$10,000 - \$24,999 | 75 | 14.40% |
| \$35,000 - \$49,999 | 182 | 35.0% |
| \$50,000 - \$99,999 | 198 | 37.3% |
| \$100,000 - \$199,999 | 24 | 4.7 |
| \$200,000 or more | 0 | 0 |

Types of Housing Units

| | Town of Dunn | | Dunn County | |
|--------------------|--------------|------|-------------|------|
| | Number | % | Number | % |
| Total of all units | 580 | 100 | 15,277 | 100 |
| 1-unit, detached | 404 | 69.7 | 10,232 | 67.0 |
| 1-unit, attached | 9 | 1.6 | 206 | 1.3 |
| 2 units | 9 | 1.6 | 513 | 3.4 |
| 3 or 4 units | 1 | 0.2 | 614 | 4.0 |
| 5 to 9 units | 0 | 0 | 814 | 5.3 |
| 10 to 19 units | 11 | 1.9 | 447 | 2.9 |
| 20 or more units | 0 | 0 | 527 | 3.4 |
| Mobile home | 146 | 25.2 | 1,915 | 12.5 |
| Boat, RV, van, etc | 0 | 0 | 9 | 0.1 |

EMPLOYMENT AND ECONOMICS

Employment Projections, Dunn County

Labor Market Analysts for Northwestern Wisconsin believes that employment projections are more accurate at the county level rather than at the local level. According to their records there were 4,460 jobs added in the period from 1990-2002, an unusually large figure. They estimate that 2500-3000 new jobs will be created in the period from 2001 to 2010.

Unemployment Rate

According to the Wisconsin Department of Workforce Development, the civilian labor force in Dunn County increased from 20,960 in 1993 to 23,566 in 2000, a 12% increase. In that same time period unemployment in the County decreased from 4.7% to 3.8%. According to the 2000 census, the Town of Dunn had an unemployment rate of only 3.7%. Over this reporting period Dunn County has maintained close parallels with the state regarding unemployment rates.

Desirable Businesses and Industries

The Town of Dunn would welcome a reasonable number of carefully situated, small, non-polluting, environmentally safe light industries and/or businesses. To determine whether the industry or business is appropriate for the Town, planners should consider the size of the parking lots, number of employees, number of customers and deliveries, nature of trade, signage, lighting, and traffic. Industries or businesses should be in keeping with the rural and agricultural character of the area

Largest Employers in the Area

Regional: Many residents commute out of the township for employment. The following is a partial listing of some of the larger regional employers.

Wal-Mart, University of Wisconsin-Stout, Menomonie Public Schools, Boyceville Public Schools, Dunn County, 3M, Hunt Wesson Inc., Mertle Werth Hospital inc. and Cardinal Float Glass.

Local: Excluding agricultural employment the following is a listing of employers within the township.

Wayne Pallet Factory, The Creamery Restaurant and Inn, Wik's Gas Station, First Bank and Trust, Tilli's, Downsville Coffeehouse, Downsville Cut Stone, Downsville Meat Processing, Dunn County Pottery, Pasque Nursery, TJ's Inn, Country Zone, West Wisconsin Telephone Co-op, Cedar Trails Guesthouse, Bullfrog Trout Farm, and Baier Tractor Salvage.

Regional Industrial/Business Parks

| Name | Total Acres | % Occupied |
|----------------------------|-------------|------------|
| Boyceville Industrial Park | 250 | 0% |
| Colfax Industrial Park | 22 | 9% |
| Knapp Industrial Park | 6 | 0% |
| Menomonie Industrial Park | 1,250 | 88% |
| Stout Technology Park | 216 | 65% |

Employed Civilian Population

| OCCUPATION | Number | Percent |
|---|--------|---------|
| Management, professional, and related occupations | 204 | 26.8% |
| Service occupations | 105 | 13.8% |
| Sales and office occupations | 167 | 22.0% |
| Farming, fishing, and forestry | 23 | 3.0% |
| Construction, extraction, and maintenance occupations | 109 | 14.3% |
| Production, transportation, and material moving occupations | 152 | 20.0% |
| TOTAL | 760 | 100.0% |

Class of Worker

| Occupation | Town of Dunn | | Dunn County | | State of Wisconsin | |
|--|--------------|-------|-------------|-------|--------------------|-------|
| | Number | % | Number | % | Number | % |
| Private wage and salary workers | 513 | 67.5% | 15,312 | 73.6% | 2,217,490 | 81.1% |
| Government workers | 131 | 17.2% | 3492 | 16.8% | 340,792 | 12.5% |
| Self employed workers in own not incorporated business | 108 | 14.2% | 1,862 | 9.0% | 167,248 | 6.1% |
| Unpaid family workers | 8 | 1.1% | 125 | 0.6% | 9,395 | 0.3% |

A comparison of the class of workers at the Town, County and State level indicates that across the board "Private wage and salary workers" is the largest class of worker. However, the Town has a larger population in the category "self employed worker in own not incorporated business" (14.2%) than the county (9.0%) or the state (6.1%).

Commuting to Work

| | 1990 | | 2000 | |
|---------------------------------|---------|---------|---------------------------------|---------|
| | Persons | Percent | Persons | Percent |
| 16 Years and Older | 518 | 100.0 | 750 | 100.0 |
| Work at Home | 61 | 11.8 | 79 | 10.5 |
| Drove alone | 376 | 72.6 | 565 | 75.3 |
| Carpooled | 78 | 15.1 | 76 | 10.1 |
| Walked | 63 | 12.2 | 24 | 3.2 |
| Other means | 60 | 11.6 | 6 | 0.8 |
| Mean Travel Time = 20.0 minutes | | | Mean Travel Time = 25.0 minutes | |

Mortgage Status and Selected Monthly Owner Costs

| | Number | Percent |
|--------------------|--------|---------|
| With a mortgage | 143 | 66.5% |
| Less than \$300 | 0 | |
| \$300 to \$499 | 14 | 6.5% |
| \$500 to \$699 | 32 | 14.9% |
| \$700 to \$999 | 51 | 23.7% |
| \$1,000 to \$1,499 | 29 | 13.5% |
| \$1,500 to \$1,999 | 15 | 7.0% |
| \$2,000 or more | 2 | 0.9% |
| Median Mortgage | | \$827 |
| Not Mortgaged | 72 | 33.5% |
| Median | | \$327 |

Poverty Status

Poverty Status is calculated and adjusted each year by the Federal Government. In general, individuals or a family are given poverty status if their income is less than the appropriate individual or family threshold. For exact figures, see U.S. Census Bureau, Current Population Survey 2004 Annual Social and Economic Supplement

| | Number | Percent |
|---|--------|---------|
| Families | 22 | 5.7% |
| With related children under 18 years | 21 | 9.8% |
| With related children under 5 years | 6 | 7.7% |
| Families with female householder, No husband | 12 | 42.9% |
| With related children under 18 years | 12 | 63.2% |
| With related children under 5 years | 4 | 66.7% |
| Individuals | 152 | 10.5% |

The most notable change in demographics is the almost doubling of household median income (**See Appendix A Household Income**) from \$24,231 to \$45,043. This increase in average Household income is a very positive sign for the local economy. The employment by industry is very heavy in Manufacturing (18%) and Education (24.2%). The economy and quality of life in both Dunn County and the Town of Dunn depend heavily on these industries. Formerly, Farming was the primary industry and that has dropped to 12.1% (**See Chart on Employment by Industry**)

Education

Educational Attainment

| | Town of Dunn | | Dunn County | |
|---|--------------|---------|-------------|---------|
| Subject | Number | Percent | Number | Percent |
| Population 25 years and over | 904 | 100.0 | 22,644 | 100 |
| Less than 9 th grade | 41 | 4.5 | 1,161 | 5.1 |
| 9-12, no diploma | 91 | 10.1 | 1,862 | 8.2 |
| High school graduate (includes equivalency) | 375 | 41.5 | 8,353 | 36.9 |
| Some college, no degree | 194 | 21.5 | 4,621 | 20.4 |
| Associate degree | 64 | 7.1 | 1,875 | 8.3 |
| Bachelor's degree | 93 | 10.3 | 3,120 | 13.8 |
| Graduate or professional degree | 46 | 5.1 | 1,652 | 7.3 |
| High school graduate or higher | | 85.4 | | 86.6 |
| Bachelor's degree or higher | | 15.4 | | 21.1 |

School Enrolment

| | Town of Dunn | | Dunn County | |
|---------------------------------------|--------------|---------|-------------|---------|
| Subject | Number | Percent | Number | Percent |
| Population 3 years and Over in school | 428 | 100.0 | 14,115 | 100.0 |
| Nursery school, preschool | 34 | 7.9 | 543 | 3.8 |
| Kindergarten | 15 | 3.5 | 496 | 3.5 |
| Elementary (grades 1-8) | 220 | 51.4 | 4,261 | 30.2 |
| High school (9-12) | 107 | 25.0 | 2,358 | 16.7 |
| College or graduate school | 52 | 12.1 | 6,457 | 45.7 |

Federal and State Housing Programs

Wisconsin Department of Administration

Local Housing Organization Grant Program

Low-Income Weatherization Program

Rental rehabilitation Program

Federal Home Loan Bank of Chicago

Affordable Housing Program

Community Investment Program

U.S. Department of Housing and Urban Development

Section 202/811. Capital advances for co-op housing for elderly or persons with disabilities.

Multi-family FHA Mortgage Insurance

Wisconsin Housing and Economic Development Authority

Affordable Housing Tax Credit Program

Foundation Grant

Home Improvement Loan Program

COMPONENTS OF CHANGE

Industrial Development

Due to a limited number of access opportunities to major transportation systems the town does not expect industrial development. If a desirable industry wishes to locate in the township the town will work with them. If they are not able to locate in the town due to lack of infrastructure the town will recommend they investigate the following locations.

Regional Industrial/Commercial Parks

| Name | Total Acres | Percent Occupied |
|----------------------------|-------------|------------------|
| Boyceville Industrial Park | 250 | 0 |
| Colfax Industrial Park | 22 | 9 |
| Knapp Industrial Park | 6 | 100 |
| Menomonie Industrial Park | 1,250 | 88 |
| Stout Technology Park | 216 | 65 |

Development/Redevelopment and Maintenance/Rehabilitation

Maintaining or redevelopment of housing stock in the rural environment is a function of supply and demand and since local (town) government in Dunn County does not have the infrastructure and resources to offer local assistance, the town of Dunn does not anticipate supporting any development/redevelopment or rehabilitation. However, generally speaking, there are no run down neighborhoods or abandoned industrial sites, therefore there are no traditional “redevelopment opportunities”. Since land in the rural environment is predominantly agriculture in nature, the only redevelopment in the town will occur as this land is changed from its current use to a non agricultural use.

Special Housing Needs

In the past the private sector has provided special housing needs. The town has no resources to provide for special housing needs, but encourages residents to seek those services in nearby incorporated cities or villages. Residents should use the resources of the UW- Extension and state programs to assess and meet their special housing needs.

Economic Development Programs

State and County Programs: The State and the County have some programs to expand existing businesses and to assist in the development of new businesses:

Selected Economic Development Programs:

The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED).

The Community Development Block Grant- Economic Development (CDBG-ED).

The Community Development Block Grant-Blight Elimination and Brownfield Development Program (CDBG-BEER).

Enterprise Development Zone (EDZ)

Community Development Zones

Rural Economic Development (RED) Early Planning Grant Program.
 Wisconsin Development Fund-Major Economic Development Program (MED).
 Transportation Facilities Economic Assistance and Development Program.
 Customized Training Grant Programs.
 Industrial Revenue Bonds.
 Industrial Revenue Bonds.
 Technology Development Fund Program.
 Transportation Economic Assistance
 Tax Incremental Financing

Monthly Owner Costs as a Percentage of Household Income

| | Number | Percent |
|------------------------|---------------|----------------|
| Less than 15.0 percent | 96 | 44.7% |
| 15.0 to 19.9 percent | 45 | 20.9% |
| 20.0 to 24.9 percent | 20 | 9.3% |
| 25.0 to 29.9 percent | 22 | 10.2% |
| 30.0 to 34.9 percent | 8 | 3.7% |
| 35.0 percent or more | 24 | 11.2% |

Housing Affordability

Generally a home is considered affordable if the total monthly housing cost does not exceed 30% of average monthly household income. According to Monthly Owner Cost as a Percentage of Income currently over 85% of the housing in the township is affordable.

Community Evaluation

Strengths

- A strong labor pool.
- High quality local schools
- Proximity to UW System and Chippewa Valley Technical College, for education and community services.
- Good, well-maintained roads.
- Excellent infrastructure of telecommunications industry.
- Beautiful natural environment.
- No environmentally contaminated sites.
- Low crime rate.
- Good medical services.
- A number of religious institutions.
- Access to STH 25 and STH 72
- Sanitary district with sanitary sewer and a water supply

Weaknesses

- No economic assistance programs to promote new businesses.
- Currently the Downsview sanitary district is at or near capacity and in need of updating or reconstruction

TRANSPORTATION

Road Classifications

Principle arterials: Serve intra-urban trips and/or carry high traffic volumes (interstates and freeways). There are none in the Town.

Minor arterials: Serve cities, large communities and other large traffic generators. There are none in the Town.

Minor Collectors: Provide services to moderate sized communities and links them to nearby population centers and higher function routes. STH 25 runs through the town, connecting the town with the City of Menomonie to the north and STH 10 to the south. STH 10 runs east-west and connects to Durand to the east and Ellsworth to the west. At Downsview STH 25 intersects with STH 72, which runs west, connecting with the Village of Elmwood.

Minor Collectors: Collect traffic from local roads and provide links to all smaller communities, locally important traffic generators, and higher function roads. Minor collectors in the township are county roads C, Y, Z, and DD. These roads connect either to other county roads, state roads or local roads to serve all destinations within the town and allow access to higher function roads beyond the town boundaries.

Local Roads: All roads not classified as arterial or collector are locally functioning roads.

Road Pavement

The Town of Dunn is responsible for maintaining 60.1 miles of roads. 49 of those miles are paved and 11.1 are unpaved. 53.9 miles of road are classified as Local and 6.2 miles are Low Use.

According to state law, the Township inspects all roads eligible for state aid on a bi-annual basis and assigns a pavement condition rating. The system used is PASER (Pavement Surface Evaluation and Rating). The PASER Rating System is used to evaluate each road segment, based on a scale 1-10.

Condition of Local Roads in 2002

| PASER Rating | Miles | Condition | Percent | Type of Treatment | Average Cost Per Mile |
|--------------|-------|-----------|---------|-------------------|-----------------------|
| 1 | 0.19 | Failed | 0.32 | Reconstruction | 125,000 |
| 2 | 4.46 | Very Poor | 7.42 | Reconstruction | 75,000 |
| 3 | 8.87 | Poor | 14.75 | Mill and Pave | 50,000 |
| 4-5 | 22.07 | Fair | 36.7 | Overlay | 35,000 |
| 6-7 | 13.41 | Good | 22.3 | Sealcoat | 7,000 |
| 8 | 8.77 | Very Good | 14.58 | Crack Seal | 2,500 |
| 9-10 | 2.37 | Excellent | 3.94 | None | 0 |
| Total | 60.14 | | 100.0 | | |

Transportation Budget Table

| Year | Wt Avg | Total Needs |
|----------|--------|-------------|
| 1=2002 | 5.77 | \$920,931 |
| 2=2003 | 5.26 | \$927,545 |
| 3=2004 | 4.76 | \$1,159,456 |
| 4=2005 | 4.39 | \$1,573,609 |
| 5+2006 | 4.07 | \$1,644,674 |
| Beg=2007 | 3.75 | \$1,896,523 |

This maintenance is subject to change. The Town board inspects the roads the first week in April and a report is given at the annual meeting (historically the second Saturday in April). The report details the location, maintenance required and a proposed budget for each transportation project.

Reviewing state or regional plans indicates no coordination needs to be incorporated into local transportation plans.

5 year Local Improvement Plan

| Road Name | Maintenance | Year |
|--|--------------------------|------|
| 630 th St. (Hilltop Road) | Hot Mix | 2000 |
| 329 th Rd. (Woods road) | Hot Mix | 2000 |
| 420 th St. (Abbot to Flick Road) | Sealcoat/Overlay | 2000 |
| Flick and Abbot Road | Reconstruct intersection | 2001 |
| Flick Road | Reconstruct | 2001 |
| Pleasant Valley Road | Reconstruct | 2001 |
| Church Road from CTH C to town line | Reconstruct | 2002 |
| 470 th St (Bammert Road) | Sealcoat/overlay | 2002 |
| 240 th Ave.(Kyle Road) | Sealcoat/overlay | 2002 |
| 520 th St (Leach Road) | Sealcoat/overlay | 2002 |
| 330 th Ave. (Valleyview Road)west of STH 25 | Reconstruct | 2003 |
| DunnRidge Subdivision (all roads) | Sealcoat/overlay | 2003 |
| 290 th Ave (Pinecrest Road) | New Construction | 2003 |
| 440 th St to Hanson Rd. | Overlay | 2004 |
| 310 th Ave. | Sealcoat/overlay | 2004 |
| 370 th Rd. (Daneville Road) | Sealcoat/overlay | 2004 |
| 335 th Ave. (Calvary Road) | Sealcoat/overlay | 2004 |
| 390 th Ave. (Misty Meadows) | Sealcoat/overlay | 2004 |

TRANSPORTATION SYSTEMS and FACILITIES

Air Transportation

Two light aircraft airports are nearby, Menomonie and Boyceville. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport.

Rail Transportation

Two rail freight lines, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN), cross the county. There is no passenger rail service in Dunn County.

Bicycle/Walking Trails

The Red Cedar State Trail begins at the Menomonie Depot off SH 29, runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. The trail accommodates walking, bicycling, and cross country skiing.

Special Transit Facilities

Greyhound Bus Service is available in Eau Claire. Disabled and Elderly Transportation, Inc.(DET) is a private, non-profit organization. DET's specialized service is available to elderly and disabled individuals throughout Dunn County who require transportation. All requests for volunteer drivers require 48-hour advance notice and appropriate authorization. Contact the Dunn County Office On Aging.

Freight Transportation

Despite having good access to rail links, freight movement in the region is dominated by trucking. Given national trends in the air cargo industry and rail industry, it is expected trucking will remain the dominant mode of freight transportation well into the future. The closest trucking companies are located in Eau Claire, Menomonie, and the Twin Cities.

TRANSPORTATION PLANS

Translinks 21

Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the \$175 million Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

Wisconsin State Highway Plan-2020

The State Highway Plan 2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified.

Midwest Regional Rail System

The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

Wisconsin Bicycle Transportation Plan-2020

The Wisconsin State Bicycle Transportation Plan - 2020 promotes bicycling between communities. The suitability of the Township for bicycle traffic may be a subject of interest.

State Recreational Trails Network Plan

The State Trails Network Plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners can work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

Wisconsin State Airport System Plan-2020

The Wisconsin State Airport System Plan - 2020 seeks to preserve and improve the 100 public use airports that are part of the system.

FACILITIES and SERVICES

Water Facilities

The Downsville Sanitary District provides water service to the unincorporated community of Downsville within the Township of Dunn. Water is currently provided to 90 customers, 72 homes and 18 businesses. Homes use 70 percent and businesses use 30 percent of the metered water.

Water production comes from one well. A second well exists, but it is not currently in operation because it has a radium concentration above allowable limits. Water demand is 25,000 gallons per day (gpd) with a peak demand of approximately 35,000 gpd. The water distribution system contains 12,000 feet of main lines. The water storage unit is a single elevated steel tank that holds 50,000 gallons.

Current system operators have recommended that the second well be returned to service. This requires the installation of radium reduction equipment and the addition of a supply tank to maintain adequate pressure on the south side of the district.

Wastewater Facilities

The wastewater system operated by the Downsville Sanitary District was put into operation in 1977. It was designed to treat 27,000 gallons of wastewater per day. The plant needs to be updated and expanded to handle additional growth in the community. Construction on the ten unimproved building sites currently connected to the system will consume all of the remaining system capacity. Recommendations from the current system operators include building a new waste plant on the South side of the river with a capacity of 60,000 gallons per day. The increased service provided for both water and wastewater handling on the South side should stimulate growth in this area of the Downsville community and the Town of Dunn.

Expansion of Sanitary District Facilities

In looking to the future none of the private utility providers have expressed a concern about their ability to continue service nor do they express a concern about expanding services if necessary, however the unincorporated village of Downsville's Sanitary District has concerns. In 2003 the sanitary district authorized a water study and a Facilities Plan. The studies were completed by the Engineering Consulting firm Short Elliot Hendrickson (SEH). The following are their conclusions and recommendations.

Background: In the mid 1970's the Sanitary District which encompasses the unincorporated community of Downsville was formed. This service area has not changed in size since it was formed. In 1977 Well NO.1, the water tower and the Waste Water Treatment Plant (WWTP) were installed. Well NO. 1 is south of the STH 25 bridge , the water tower is located on a hill on the eastern side of the sanitary district and the WWTP is located on the east side of the district, south of CTH C In 1990, well NO.2 was added, west of the water tower near the east edge of the sanitary district. In 1992, due to changing regulations, the sanitary district stopped using well NO. 1. A copy of the study with maps is on file with the town of Dunn.

Water Study Conclusions: The sanitary district needs to secure a second, safe reliable water supply. Well NO. 1 has adequate capacity and if it can be utilized it will eliminate several costs associated with finding a water supply. Well No1. requires treatment to remove iron, manganese and radium.

Water Study Recommendations: The sanitary district should proceed with DNR and PSC approvals to remove iron, manganese and radium and construct a water treatment facility at well NO. 1.

Wastewater Treatment Recommendations: To meet future demand it is recommended that the sanitary district purchase approximately 1 to 1.5 acres of land east of and adjacent to the existing WWTP to construct a new mechanical WWTP. The discharge to the Red Cedar River will remain in its current location. A full copy of the studies are on file with the Township.

Storm Water Management Facilities

Storm water is dispersed using the natural contours of the land in most sections of the township, with drainage flowing down local creeks to the Red Cedar River. Where roads and other construction have disturbed the terrain, ditches, culverts, and bridges have been used to allow continued drainage. These facilities have been constructed following state and county specifications. In rough terrain, where heavy rains could cause washing of unprotected soil, catch basins and/or rock rip-rapping have been installed to slow water flow and prevent damage.

Solid Waste Disposal/Recycling

The Township is part of the Dunn County Solid Waste management and recycling program. Residents can take garbage and recyclable materials to a collection site on River Road in the Downsville area. Glass, metal cans, plastic, newspaper, and cardboard are sorted and recycled. Garbage is compacted and shipped to an

appropriate landfill. Building materials, appliances, and other large items must be processed at the drop-off site on Highway 29 west of Menomonie.

Recreational Facilities and Area Attractions

Several outdoor recreational activities are available in the area. These include hunting, fishing, hiking, golf, biking, cross country skiing, and snowmobiling.

A major attraction is the Red Cedar State Trail that passes through the Township. 15.3 miles long, the Trail is situated along the Red Cedar River between Menomonie and Dunnville where it joins the Chippewa Valley Trail leading to Eau Claire.

An active snowmobile club in the area supports a recreation park that serves as a site for a number of club and community activities. The community of Downsville is also home to the Empire of Pine Lumber Museum. Caddie Woodlawn Historical Site is located south of the village.

Library Services

There are four public libraries in Dunn County, Boyceville, Colfax, Menomonie, and Sand Creek. Dunn County is a member of Indianhead Federated Library System (IFLS) a multi-county system which provides library services to all residents within the system. The service includes full access to public libraries participating in the system as well as books by mail and a bookmobile. As a member of IFLS the four libraries have access to library consultants who provide information service such as reference, interlibrary loan service, and support for children's services and services for special needs. All four libraries are governed by municipal boards which meet monthly and are appointed by their municipality. The closest library to Dunn residents is located in the city of Menomonie

Source; 2004 Dunn County Plan of Library service

Police Protection

The Dunn County Sheriff's Department provides public safety services to the Township as part of their overall protection responsibility for the county. Services include 24-hour law enforcement, process service, court security, and jail facilities.

The Department is divided into several divisions. The Patrol Division provides field services throughout the county, including security checks, enforcement of traffic and criminal law, and peace-keeping activities. Officers are provided a home-based squad car so they can be called on for backup and for handling emergencies in their area. Other divisions in the Department include:

| | |
|-----------------------------------|--|
| Jail | 18 jailers, 4 jail sergeants, 1 jail administrator |
| Investigations/Community Services | 4 officers |
| Support services | 4 secretaries, 1 court officer |
| Court Security | 1 deputy |
| Civil Process | 1 deputy |
| Reserve Division | 20-24 reserves |

Fire Protection

The Menomonie Fire Department provides protection for a major portion of the Township, covering the area from 370th Avenue in the North to 10th Avenue in the South. The area south of 10th Avenue is protected by the Durand Fire Department. The Menomonie Fire Department is staffed by 27 full-time members, plus a Chief. It operates as three crews, each made of nine (9) members. In addition, twenty paid on-call volunteers are available to the Department. Initial response to fire calls from township areas includes two engines, two tanker trucks, and a medical unit. The department also has two brush trucks for grass and woods fires. Irrigation wells are available in the area for additional emergency water. The department has mutual aid agreements with departments in Durand, Elmwood, Elk Mound, Boyceville, Colfax. Approximately 9% of the township is served by the Durand Fire Department.

Emergency Medical Service

Several groups provide emergency medical services to the township. These include full-time ambulance service from Menomonie, ambulance service from Durand that operates with a volunteer staff, and the Dunn County Medical Emergency 1st Responders Group. Menomonie service covers the area north of the intersection of County Highway Y and State Highway 25 while Durand services the area to the south. 1st Responders serve the entire township. This service area is the same as the fire district areas of service.

The Menomonie ambulance service has 3 ambulances and a full-time staff of 27. The service is dispatched by the Dunn County 911 emergency service. The Durand ambulance service has 2 ambulances and an all volunteer staff of 16. All staff members are rated at the basic level and trained in the use of the defibrillator. The service is dispatched by calling the 911 emergency number during the day and by auto ring phone at night.

The Dunn County Medical Emergency 1st Responders respond to medical emergencies such as sickness, accidents, or assaults, on a 24-hour basis. These trained and equipped responders come from Dunn Township and the surrounding townships of Menomonie, Weston, Eau Galle, and Spring Brook. In addition to these services many of the deputies in the County Sheriff's Department are trained and equipped with defibrillators.

Municipal Buildings

The Town of Dunn owns a multi-purpose building in Downsville that serves as Town Hall and a storage facility. The building provides space for monthly town board meetings, the annual Town meeting, meeting space for other committees and groups, and the election polling place. The building also provides limited storage space for township-owned road maintenance equipment.

The Downsville Sanitary District owns several facilities in the Township, including a treatment center, wells, a distribution system, and a water tower.

Energy Sources

Electrical power is provided to the Township by the Dunn Energy and Xcel Energy. No natural gas pipelines are within the Township. Propane gas and fuel oil are supplied by six or more dealers from the surrounding communities of Menomonie, Durand, Elk Mound, and Eau Claire.

Telecommunication Services

Local telephone lines in the Township are provided by West Wisconsin Telecom Cooperative. Long distance service is available from many communications companies. Cellular phone service is available from a number of different companies. Cable television is available in limited areas of the Township and high speed data communication is available to most everyone in the Township from West Wisconsin Telecom.

Health Care Facilities

Dunn Township residents have ready access to health care in Menomonie, with larger clinics and hospitals available in Eau Claire. Specific facilities include the Red Cedar Medical Center, the Marshfield Clinic, and the Oakleaf Medical Network. These facilities are associated with a health network to provide extensive referral services. Services are also available from other specialized health care providers including dental, chiropractic, optometry, and alternative health care approaches. Red Cedar Medical Center, largest of the facilities, provides both clinic and hospital care. Independent physicians and visiting specialists from Mayo Clinic provide extensive services through the clinic. Myrtle Werth Hospital is licensed for 55 beds including a critical care unit and a birthing center. Emergency care is available 24-hour a day, 7-days a week.

Child Care Facilities

A number of licensed child care facilities are available in the area, ranging from day care providers approved to offer care in their own homes to larger group centers. These facilities provide care ranging from infants to children age 2. Information on current child care facilities is available from the Dunn County Human Services Day Care Coordinator.

Cemeteries

Seven cemeteries are located in the Town. These include Abbott's Acres, Grandview, Little Elk Creek, Pleasant Valley, Pawnell, Riverview, and Rosehill. Six (6) are operated by private associations and one by the Town Board. Except for Pawnell lots are available in all of the cemeteries.

Schools

A number of educational facilities are available to residents in the Town of Dunn. These range from a local elementary school to three universities within commuting distance. The township is served primarily by the Menomonie School District, which operates a kindergarten through 5th grade elementary school in the Downsview community. Enrollment in the school was 131 in 2002. The district middle school and high school are located in Menomonie. The Durand School District provides elementary through high school programs for the southwestern portion of the Town.

The Town of Dunn is part of the Chippewa Valley Technical College District. The nearest campus is in Menomonie. It offers several associate degree and technical

diploma programs, with additional programs available on the main campus in Eau Claire or other satellite campuses of the District. Higher education degree programs are available from the University of Wisconsin-Stout in Menomonie, the University of Wisconsin-Eau Claire, and the University of Wisconsin-River Falls, all within commuting distance.

Capacity of Community Services.

Analyzing and comparing the capacity of rural community services, except for the sanitary district, there does not appear to be a need to modify the current level of services provided.

INTERGOVERNMENTAL COOPERATION

Overview

Intergovernmental cooperation may be defined as verbal or adopted arrangements between two or more local units of government to facilitate achievement of common goals or to further common interests. These arrangements are useful as the town implements its Comprehensive Plan because they facilitate efficient use of services along common municipal boundaries. There are two types of intergovernmental agreements used by cities, villages and towns which may help in comprehensive plan implementation, cooperative boundary agreements and intergovernmental cooperation agreements, authorized under section 66.023 and 66.30, respectively, of the Wisconsin Statutes.

School District

The Town helps fund Menomonie and Durand school districts along with the Chippewa Valley Technical College. The Township receives several benefits from the University of Wisconsin-Stout, located nearby. Several people in the Township are employed at the University, and some students are employed in the township. Moreover, people in the township are able to take advantage of the expertise and technical assistance provided by the university.

Wisconsin Department of Transportation

The State of Wisconsin provides funding to build and maintain Highway 25 and 72 the only state highways in the Township.

Existing Areas of Cooperation

Existing cooperative agreements fall under Section 66.30 of the state statutes. This type of agreement allows any municipality to contract with another municipality for services or to exercise joint power or duties. The term "municipality" in Section 66.30 refers to State, counties, cities, villages, towns, school districts, sanitary districts, public library systems, regional planning commissions, and other governmental and quasi-governmental entities. The requirements of Section 66.30 are minimal and are intended to be liberally interpenetrated among the agencies involved. Agreements under section 66.30 are often undertaken for common provision of essential public services such as solid waste management, police and fire protection, public libraries and public transit. Intergovernmental cooperation should be undertaken whenever an opportunity exists to

provide essential public services and achieve economy of scale, which reduces the cost of such public services.

Dunn County provides law enforcement and judicial services, emergency planning and communications, public health, nursing, human services, soil conservation services, zoning administration, the county fair, solid waste facilities and recreational facilities, including a bike trail and numerous parks.

The Dunn County Highway Department and the Town work cooperatively regarding the PASER Program, which is a highway rating and evaluation system; bridge petition program; LRIP, which is a Local Road Improvement Program. The town and county highway department have also worked out agreements regarding road maintenance such as paving; seal coating and crack filling.

The Town works to provide fire and ambulance service through the Menomonie Rural Fire and Ambulance Service, which covers the entire township. The Menomonie Fire Department is composed of eight townships: Weston, Dunn, Red Cedar, Tainter, Lucas, Spring Brook, Menomonie, Sherman, and the City of Menomonie. The Menomonie Ambulance Service draws members from the same townships. The Town works with 2 other townships regarding road maintenance. Menomonie on the north boundary, and the town of Waubeek to the South. There are no cooperative agreements with the townships to the East and West, the townships of Spring Brook and Weston.

The town of Dunn will continue to explore additional intergovernmental cooperation options with neighboring units of government.

Existing or potential Areas of Intergovernmental Conflict

At present, the Town has no conflicts with other governmental units.

NATURAL RESOURCES

Threatened and Endangered Species

The US Fish and Wildlife Service (USFWS) and the Wisconsin DNR identify threatened and endangered species at the Federal and State levels and the WDNR identifies species of special concern.

The USFWS classifies for protection as endangered fish, wildlife, and plants when they are in danger of extinction within the foreseeable future throughout all or a significant part of their range. Threatened species are likely to become endangered in the foreseeable future. Endangered species have been determined to be in jeopardy of continuing as a viable component of the state's stock of wild animals and plants on the basis of scientific evidence. "Special Concern refers to a problem with abundance or distribution that is suspected but not yet proved". The intent of Special Concern is to focus attention on certain species before they become threatened or endangered.

Currently the Town of Dunn has one endangered species, the bald eagle, and four State threatened species, Karner Blue Butterfly, Greater Redhorse, Redfin Shiner, and Prickly Pear.

Metallic and Non-Metallic Mineral Resources

Currently, mining of mineral resources is limited to shale for road building and maintenance and sand and gravel for a variety of construction uses and to a cut stone quarry. Downsville Cut Stone mines and finishes stone for architectural applications.

Groundwater

The Town believes that water is our most important and valuable natural resource. We must protect the purity of our surface waters and the aquifer that lies beneath and help the community to become more aware of its water resources. All citizens should realize that groundwater moves by gravity, that anything that people can dump, spill, or spread will eventually seep into it, and that it will eventually be used by residents for drinking, bathing, farming, and recreation. The major stream or river corridors within the Town are the Chippewa River, the Red Cedar River, and the Little Elk Creek watershed areas.

Wildlife Habitat

Wildlife habitat and the residents of that habitat provide economic, aesthetic, recreational, scientific, social, and ecological benefits to the Town of Dunn. The health of wildlife populations is highly dependent on land use patterns. All animals and plants rely on food, water, shelter, and summer and winter protection from predators. The Town contains a diverse wildlife community, which we want to maintain. We currently have a wide variety of fish, birds, mammals, and even a marsupial. It should be a priority to maintain a healthy balance of animal populations, not only for hunting but also for viewing.

Wetlands

Wetlands are defined as any area where water is at or near the surface long enough to support water-loving vegetation and have soils indicative of wet conditions. They may be seasonal or permanent and are usually called swamps or marshes. Wetlands act as a natural filtering system and thus aid in maintaining surface and groundwater supplies and strengthen stream and river flow. Wetlands are an essential wildlife habitat. They provide numerous recreational opportunities. They enhance open/green spaces, help to reduce erosion, and serve as natural buffers to protect shorelines and stream banks.

County programs to accomplish some of the objectives mentioned:

- Continuous CRP, a buffer program
- CREP, a buffer program
- EQIP, Environmental Quality Incentive Program
- WRP, Wetland Reserve Program

Environmentally Sensitive Areas

Environmentally sensitive corridors are areas which contain highly valued natural, scenic, scientific, and recreational features. The majority of these areas are found along and around major streams, rivers, lakes, and adjacent uplands. They contain a high percentage of the Town's remaining woodlands, undeveloped shorelands, wetlands, groundwater discharge and recharge areas, prairies, and steeply sloped lands, all of which are wildlife habitats. These areas often remained connected, or are nearly so, and are "sensitive" to future development, which causes corridor fragmentation. Protection of environmentally sensitive areas maintains wildlife habitat and recreational areas, protects surface and ground water, reduces the impact of flooding, and, in general, protects the health of the entire ecosystem and its inhabitants.

LAND USE

Existing Land use Map

The existing Land Use map was generated by analyzing demographic data related to development. It shows the patterns of development up the time that the map was generated. It is probably already inaccurate since development is a constant force at work changing the landscape, but the importance of the map isn't its accuracy, rather the patterns and type of development that has occurred. Dunn is a large township with some large farm fields, which lends itself to large scale agricultural operations. Housing development is the other major land use that shows up on the map. Because of its proximity to Eau Claire, Menomonie, the Chippewa River and the I-94 corridor Dunn has experienced residential development mainly around its perimeter, but there have been some large scale developments more towards the interior of the township and it looks like both of these trends will continue. The following chart is a statistical look at the various land uses within the township.

Land Use Summary

Total acres 35,300.35

| | Total Parcels | Improved Parcels | Total Acres | Town Net Density Parcel | Average parcel Size In acres |
|--------------------------|------------------|---------------------|----------------|-------------------------------|---------------------------------------|
| General Property | | | | | |
| Residential | 638 | 447 | 1,135.95 | 1:55.33 | 1.78 |
| Commercial | 23 | 15 | 98.41 | 1:1,534.8 | 4.28 |
| Manufacturing | 0 | 0 | 0 | 0 | |
| Agricultural | 795 | 0 | 18,718.88 | 1:44.4 | 23.55 |
| Swamp and Waste | 321 | 0 | 1,030.25 | 1:109.97 | 3.21 |
| Forest | 550 | 0 | 7,832.08 | 1:64.18 | 14.24 |
| Other | 113 | 113 | 205.08 | 1:312.39 | 1.81 |
| Total | 2,440 | 575 | 29,020.65 | | |
| Woodland Property | | | | | |
| Private Forest | 3 | 0 | 120.0 | 1:11,766.78 | 40.0 |
| Managed Forest Open | 17 | 0 | 247.0 | 1:567.0 | 14.53 |
| Managed Forest Closed | 65 | 0 | 1,222.99 | 1:543.08 | 18.82 |
| Total | 85 | 0 | 1,589.99 | | |
| Exempt Property | | | | | |
| Federal | 0 | 0 | 0 | | |
| State | 169 | 0 | 4,460.53 | 1:208.88 | 26.39 |
| County | 50 | 0 | 124.35 | 1:706.01 | 249.0 |
| Other | 35 | 0 | 104.83 | 1:1,008.58 | 3.0 |
| Total | 254 | 0 | 4,689.71 | | |

Source: 2003 Dunn County Real Estate Valuation Statement

Land Demand

Currently in the township there are two major demands for land agriculture and housing. Of these two uses housing demands will have the largest impact on the demand for land.

Land Prices

In general land prices for the following three uses are,
\$150-160/acre farmland
\$5,000/acre residential
\$2,400-2,500/acre commercial

Contaminated Sites

None exist.

Redevelopment Opportunities

The town is basically agricultural in nature. It is a rural environment with no incorporated areas, no blighted neighborhoods and no abandoned commercial/industrial sites. There are no traditional redevelopment opportunities. Redevelopment in rural areas happens as farmland is converted to non-farm uses.

Land Use Conflicts

Land use conflicts occur as different land uses are placed or are planned to be placed close to or next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses. Regardless of the type or degree of conflict they can have significant impacts on a community's quality of life and land values. Conflicts can also affect future land use development patterns. From discussions with elected officials and the general population no land use conflicts have been identified.

Trends in Farm Numbers

| Town Name | Estimated Farm Numbers | | | Estimated Farms Per Sq. Mile | Dairy Farm Numbers | | | Dairy Farm Per Sq. Mile |
|-----------|------------------------|------|----------|------------------------------|--------------------|------|----------|-------------------------|
| | 1990 | 1977 | % Change | 1997 | 1990 | 1977 | % Change | 1997 |
| Dunn | 97 | 82 | -15.5 | 1.5 | 51 | 33 | -35.3 | 0.6 |

Source: 1999 Wisconsin Land Use Data Book

Future Conditions

As of the 2000 census 578 housing units exist in the township since then 42 housing starts have occurred. Over the last ten years there have been 111 new housing starts which represent an annual growth rate of 1.9%. If the township continues to grow at this rate, the following projections can be expected:

| | 2003-2008 | 2008-2013 | 2013-2018 | 2018-2023 | Total |
|--|-----------|-----------|-----------|-----------|-------|
| Number of New Housing Units | 55 | 60 | 66 | 72 | 253 |
| Acreage needed for New Housing Units | 98 | 107 | 117 | 128 | 450 |
| Number of Commercial and Industrial Units | 0 | 0 | 0 | 0 | 0 |

Based on the housing projections for the next 20 years the town expects to see the number of farmland acres decline as new housing starts occur. From the period of 1977 through 1990 the town has lost 15.5% of its farms and 35.3% of its dairy farms. If this trend continues the town can expect a 4.33% decline in the number of farms every five years.

Preferred Land Use Map

The Preferred Land Use Map represents the patterns of development that the town wants to happen over the next twenty years. It mainly deals with three land uses: residential, commercial and agriculture development. These uses also represent the negative and positive aspects of citizens concern for “Protecting Agricultural Land” and “Preserving Rural Character”.

Protecting Agricultural land while allowing residential and commercial development is a balancing act because it deals with individual landowner property rights and community need. The map shows where the previously listed three uses should occur.

Prime agricultural lands have been identified and mapped. It is important to note that these areas **ARE NOT** proposed zoning districts and do not represent any limitations as to its future use. These areas represent agricultural lands that because of their soil type, parcel size, proximity to other farm land and/or the potential to be irrigated are of a higher agricultural value to the township. However locating and managing these lands will become an issue in the future. Dunn County is currently working on language and a process to evaluate and manage lands of significant agricultural value. In the future these lands will be managed at either the local or county level.

Local management of these lands may require two actions. First, the town should identify those lands within the township it believes are important. Second, the town should formalize basic management criteria such as type and intensity of non-agricultural uses as well as preferred and unacceptable agricultural types and uses.

Dunn County management of these lands will be implemented in towns where either a local map and/or local management criteria does not exist.

Prime Agricultural Areas

The Agriculture Committee, in conjunction with the Dunn County Land Conservation Division and the USDA-Natural Resources Conservation Service, used a program called LESA (Land Evaluation and Site Assessment) to assist in identifying those areas recommended for protection. LESA is a numerical rating system for scoring sites to help formulate policy or make land use decisions on farmlands. The system is designed to take into account both soil quality and other factors affecting a site's worth for agriculture. Soil quality factors are grouped under Land Evaluation (LE). The other factors are grouped under Site Assessment (SA). SA factors are of three types: non-soil factors related to the agricultural use of the site, factors related to

development pressures, and other public values of the site. SA factors must be agreed upon by the towns and then field-tested to verify accuracy.

PART III

FACTORS AFFECTING DEVELOPMENT

There are man made and natural barriers that act as constraints on development such as water, topography, soil conditions, and regulatory controls. In many situations it is possible to overcome these barriers through costly development methods. However, the purpose of analyzing soils and identifying areas according to their development limitations is not intended to restrict development but rather to warn residents, the Town of Dunn Plan Commission and Town Board of potential problems which may be costly to overcome. Following are descriptions of some man made and natural development limitations that should be considered.

Soils

Soils in the town have been mapped, analyzed and categorized as to their development suitability. Soil characteristics within the first few feet of the surface play an important role in the amount and quality of water entering the groundwater. Specific development limitation information can help decision makers determine the suitability of specific areas for particular types of development. Some limitations can be overcome, or their effects minimized, if proper measures are taken. The Town should encourage development where public services can be maximized and where the limiting factors can be avoided. In areas with severe limitations questions regarding the economic and environmental feasibility of such development should be posed. It is also important to note that the following information is generalized for planning purposes, and that these materials do not replace the need for site-specific evaluation.

The following sections identify areas with limitations for developing septic systems, buildings with basements, as identified by the Natural Resource Conservation Service (NRCS). The class of limitations in which a soil type is placed is dependent on depth to bedrock, slope, depth to water table, shrink-swell potential, corrosivity, likelihood of flooding and its potential for use as a foundation base.

Septic Suitability

Soils place limitations on the construction and function of septic systems. The entire town has some soil conditions unsuited to septic development due to predominance of soils that are well or excessively drained, steep topography, or soils with shallow depth to groundwater or bedrock. In areas with shallow soils that are excessively drained, concentration of septic systems could threaten groundwater quality. Current septic system regulations only require a minimal soil depth, sufficient water infiltration into soil and minimal separation between wells and drain fields. These regulations may not fully address the potential impacts of unsewered development in the Township.

Basement Suitability

Soil limitations affecting basement construction are mostly due to friable soils and shallow depths to bedrock or groundwater. Basements can be built where friable soils exist, but usually result in higher excavation, backfilling and erosion control costs. Basements often cannot be built on shallow bedrock or in areas with a shallow groundwater depth.

Flood Plains

The Town of Dunn has a number of areas adjacent to rivers and streams where water fluctuations can cause flooding. To protect property and public investments, Wisconsin Statutes 87.30(1) requires counties, cities and villages to implement Floodplain Zoning. Dunn County is responsible for administering the Flood plain Management Program.

Development in a floodplain is usually determined through the use of Federal Emergency Management Agency (FEMA) 100-year floodplain maps. While these FEMA flood insurance maps delineate the floodplain, past experience indicates these maps are old and errors have been found. Another method is to map soils that show evidence of flood conditions. For the purpose of this plan the flooded soils have been mapped, and, as is the case with the FEMA maps, errors have been found. Therefore, it is important to note that the following information is generalized for planning purposes, and that these materials do not replace the need for site-specific evaluation.

Prime Agricultural Land

For planning purposes, soils are considered to be of high or medium production if they meet the following 3 criteria:

1) Prime Farmland

Prime farmland, is defined in the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Cropland Interpretations-Prime Farmland, Pages 1-2, Dated 11/22/95, as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land but not urban or built-up land or water areas). It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner when treated and managed, including water, according to acceptable farming methods.

2) Productivity for Corn

According to the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Cropland Interpretations-Yields Per Acre, Pages 1-13, dated 11/22/96, production for corn is determined by a ten year average on soil test plots using high-level management. All soils are assigned a relative yield based on the most productive soil. In Dunn County the relative yield is 150 bushels per acre.

3) Capability Class

According to the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Soil Descriptions Non-Technical, Pages 1-26, dated 11/22/95, there are 8-land capability classes, which are practical groupings of soil limitations. The limitations

are based on characteristics such as erosion hazard, droughtiness, wetness, stoniness, and response to management. Each class reflects the land's relative suitability for crops, grazing, forestry, and wildlife. Class 1 soils are best suited for agriculture and class 8 soils are least suited. For planning purposes soil classes were combined and mapped, see map 7. Class 1 and 2 soils are combined into soils of high agricultural importance, class 3 soils considered to be of medium importance and class 4-8 are considered to be poorly suited for agriculture production. The town does not have an abundance of prime farmland, see map 9. However, the land identified as prime farmland may want to be preserved for the agri-economic benefits and to preserve the rural character of the town. While prime farmland does not pose a direct obstacle to development, it should carry significant weight when determining areas better suited for development. If the town wishes to maintain the viability of agriculture, efforts will have to be made to limit development in these areas.

Steep Slopes

Steep slopes are any area where the slope of the land is greater than 12%. Areas having steep slopes can be categorized into three categories 0-12%, slight, 13%-19%, moderate and 20% and greater, severe limitations. Development on slopes 0-12% should consider the effect of direct runoff to receiving waters or wetlands and may need to follow state approved construction site erosion controls. Land with slopes 13%-19% should also consider the effect of direct runoff to receiving waters or wetlands, follow state approved construction site erosion controls, and institute best management practices to control on site runoff and pollution. Land with slopes of 20% or greater represents a significant threat of severe erosion, which results in negative impacts to surface and ground waters as well as higher construction costs. Development on slopes 20% or greater should be highly discouraged or strongly regulated.

Surface Water

Surface water resources include water that is standing still or flowing, navigable or intermittent, which collects and channels overland runoff. Rivers and streams are the primary components that make up surface waters in the Township and of primary concern is shoreland protection. Shore lands provide habitat for both aquatic and terrestrial animals and vegetation. Shore lands act as buffers to protect the water quality of these resources. However, shore lands are also prime areas for residential development and are receiving increased exposure to contamination from residential development and recreation use. The State of Wisconsin requires counties to prevent the loss and erosion of these resources by adopting and enforcing a shoreland ordinance.

Bluffs

Environmentally sensitive areas in the Town include the Red Cedar and Chippewa Rivers, Little Elk Creek, bluffs on both sides of the Red Cedar River and along the Chippewa River, and bluffs that have a slope greater than 12%. Future planning should insure that no harm be done to these corridors; they must remain capable of supporting healthy populations of flora and fauna and humans. These issues should be considered:

These lands are not easily replaceable.

Other land for development is plentiful
The Town becomes less beautiful with the loss or development of such areas.
Development is difficult and costly in ES areas.
Development in such areas may contain hidden costs to service and maintain private development.
Public loss of recreational land may not be recovered.

PART IV

IMPLEMENTATION PROCESS

This Land Use Plan is a set of guidelines that gives the Town Board a desired direction to this growing community. Because the Town is forever changing the Plan is not/cannot be stagnant. To accommodate for these changes there are 2 basic parts to the plan. First implementing the existing goals and second is adding or amending these goals. Up to this point we have laid the foundation for the existing goals. The tools for implementing these goals are Community Cooperation, County & Local Ordinances.

COMMUNITY COOPERATION

Community cooperation is the educational and communication tools available to the town to help it analyze the need and importance of zoning and local ordinances. Through community cooperation the town can stay informed about local and county concerns and educate its citizens about development issues. Community cooperation could lead to new a local ordinance, a local ordinance change, to new zoning districts or to revisions in existing districts. Community cooperation is also the mechanism to encourage intergovernmental cooperation. An example of using Community Cooperation is if the Plan Commission or one of its sub committees would put together educational/informational program(s). They could create prototypes with production and distribution cost-estimates to. The group would submit the program and/or materials to the Town Board for approval. The final action would rest with the Town Board.

Some examples of Community Cooperation efforts include;

- ❖ Develop a rural code of living.
- ❖ Meet with farmers in the recommended agricultural areas to discuss the agreement that neighbors should have the first option to purchase any land for sale at the appraised value.
- ❖ Promote the right to farm.
- ❖ Provide information and management techniques to residents regarding ES, TS and SC species.
- ❖ Work with the Dunn County to complete the Land Evaluation and Site Assessment program (LESA).
- ❖ Work with Dunn County on the new Runoff Control Rules and development of resource management plans.

COUNTY ORDINANCES

Most local units of government rely on the Dunn County Comprehensive Ordinances as the tool to implement their plan. The County's comprehensive ordinances regulate subdivisions, storm water and erosion control and zoning. Of those ordinances, zoning is the strongest tool to regulate the use of property in the public interest. Zoning is a means to place community land uses in harmony with one another while providing adequate space for each type of development. It can be used to control the development density in each area so the property can be adequately and safely served. Zoning directs growth into appropriate areas while protecting existing property by requiring new development to provide adequate light, air and privacy to the citizenry within the community. Zoning ordinances usually contain several different zoning

districts such as agricultural, conservancy, residential, commercial and industrial. They also indicate specific permitted uses within each district and establish minimum lot sizes, maximum building heights and setback requirements.

The Town of Dunn is currently participating in Dunn County Comprehensive Zoning. The county is rewriting its zoning ordinance to reflect current development patterns and practices. The county is working closely with the towns to get input for the current revisions and to identify areas to consider for the planned new zoning ordinance.

The Town's Comprehensive Plan and recommendations will be reviewed against the county zoning ordinance. If inconsistencies between the Town's plan and county zoning are discovered, the Town Board will request the County to make zoning ordinance revisions to the ordinances to make them more consistent with the plan. For example the Town Board could request the Plan Commission to draft language amendments to an existing county ordinance or to draft language for a new ordinance or zoning district. Once the Town Board agrees with the recommendation of the Plan Commission it sends the request to the county. Once the request reaches the county it follows the county amendment process.

Recommendations of the Town comprehensive plan are long range and it is important to understand that some areas of the plan will not be developed for a number of years. Consequently, county-zoning districts may not need to be immediately changed to reflect the Town's comprehensive plan and should be changed incrementally. When making changes to existing zoning ordinances, the requests should always be consistent with appropriate use of the land.

Some examples of County Ordinance requirements include;

- ❖ Establish a Primary Business District to include Highway 25 north and south of Downsville and Highway 72 west of Downsville. (Approximately 1 mile from the center of Downsville).
- ❖ Establish buffer zones to reduce and prevent contamination, to reduce erosion, and to preserve water quality
- ❖ Establish Secondary Business Districts requiring Township approval.
- ❖ Housing and outbuildings should be proportional to lot size.
- ❖ Investigate established Exclusive Agricultural Zoning Districts (EAZD).
- ❖ Lot sizes should be as flexible as possible within a minimum and maximum size. (Set sizes).
- ❖ Require all roads and structures be built at least 75 feet from the highest recorded water level of surface waters and wetlands and that no development should be allowed within the 100 year floodplain of any river or stream, or below the highest recorded water level of any lake or pond.
- ❖ Retain a large blocks of agricultural land with a minimum number of non-farm residences.
- ❖ Work with Dunn County on the new Runoff Control Rules and development of resource management plans.
- ❖ Work with the Dunn County to develop zoning districts that address needs of the rural community (EAZ, subdivision).

LOCAL ORDINANCES

Another common implementation tool available to the Town Board is local ordinances such as subdivision ordinances and site plan review. The town currently has some local ordinances in place. The Town Board will review its ordinances against the comprehensive plan, county zoning ordinance and state statutes and if inconsistencies are discovered, they will make necessary ordinance revisions. As with the other examples the action/change to be taken can come from the Town Board or from the Plan Commission, but the Town Board always has the final approval of which changes should be made. If the Town Board were to adopt additional ordinances, such as a subdivision ordinance, the comprehensive plan, county ordinances and state statutes will be used as guides.

Control of land divisions is of particular importance; since decisions regarding the subdivision of land are some of the first official activities involving public policy as it relates to new development. Chapter of the Wisconsin Statutes sets forth minimum platting standards. Towns are authorized under Section 236.45 to adopt subdivision control ordinances that are at least as restrictive as Chapter 236. The plan recommends the Town adopt a conservation subdivision ordinance.

Preserving rural character and creating a sense of community are important issues that are connected to the visual characteristics of the town. When the town adopted Village Powers it received the power to create a site plan review process. Site plan review can deal with the general principles of housing placement or it can deal with very specific site planning standards.

Some examples of Local Ordinance requirements include;

- ❖ Development of a Cluster housing ordinance.
- ❖ Require mining activities to be sited and conducted in a fashion that prevents interference with the vistas of the Town, especially its environmentally sensitive areas.
- ❖ Require permanent foundations for all housing units.
- ❖ Require utilities in subdivisions and housing developments be underground.
- ❖ Develop a local comprehensive Outdoor Recreation Plan. (A prerequisite for participation in DNR grant funding for public parks and other recreation facilities.)

INTEGRATION

In order to meet the goals and objectives laid out in the Plan portions of other planning elements may come into play. While some of the goals are specific to a particular element, achieving the goal may require a much broader viewpoint. The driving force behind this whole process has been a comprehensive analysis of the community, as the town begins to implement its goals it should comprehensively assess the impact the objectives will have on the rest of the plan.

Process to Resolve Conflicts

Sometimes the town may addresses intergovernmental issues, and finds out that neighboring communities have different visions and ideas. Many techniques exist to resolve conflicts and the town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, settled faster, and costs less than a prolonged lawsuit.

If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list and description of different techniques.

Binding arbitration

Non-binding arbitration

Early neutral evaluation.

A focus group

A mini-trial

A moderated settlement conference

A summary jury trial

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. It may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute, by maintaining open communication. Presently no conflicts exist with other governmental units. Unwritten but enduring agreements between other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided. Care should be taken to avoid creating "structure" that could produce conflict.

PLAN MONITORING, EVALUATION AND UPDATE

The plan is subject to the passing of time, which may make objectives and recommendations obsolete. Plan monitoring and evaluation is an ongoing process and eventually will lead to plan updating. The time that elapses between the adoption of the plan and the need to update it depends on new conditions and issues that demand a plan update. The Town of Dunn will monitor the progress of plan implementation and evaluate it against changing conditions on at least five year intervals or as changes warrant. The Plan Commission will remain flexible with regard to updates. It is not expected that updates will be necessary more often than every two years, but should be conducted within seven years.

PART V

MAPS

The following maps are included and referenced as follows;

Map 1 (Zoning) details the existing zoning classifications

Map 2 (Existing Land Use) details existing land uses at the time of the study based on the following definitions:

Industrial

Parcel of land zoned industrial or its primary use is industrial in nature.

Commercial

Parcel of land zoned commercial or its primary use is commercial in nature.

Residential

Parcel of land 10 acres or smaller.

Residential-Woods

Parcel of land greater than 10 acres, predominantly wooded and contains a private residence.

Residential-Ag

Parcel of farmland greater than 10 acres and contains a private residence.

Farmland

Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands or open water and is predominantly agricultural in nature.

Farmland-Woods

Parcel of farmland with a minimum of 10 acres as woods.

Farmstead

Parcel of farmland containing a farm residence and/or Ag-related residential unit(s).

Mixed

Parcel of land greater than 10 acres, is not residential, cropland, commercial or industrial in nature and contains woods, woodland programs, open water and wetlands (or some combination).

Public Recreation

Parcel of land owned by the county, state or federal government and open to the public for recreational use.

Public

Parcel of land owned by local, county, state or federal government or by other tax-exempt organization.

Map 3 (Steep Slopes) locates steep slopes

Map 4 (Woodlots) locates wooded areas 10 acres in size or greater

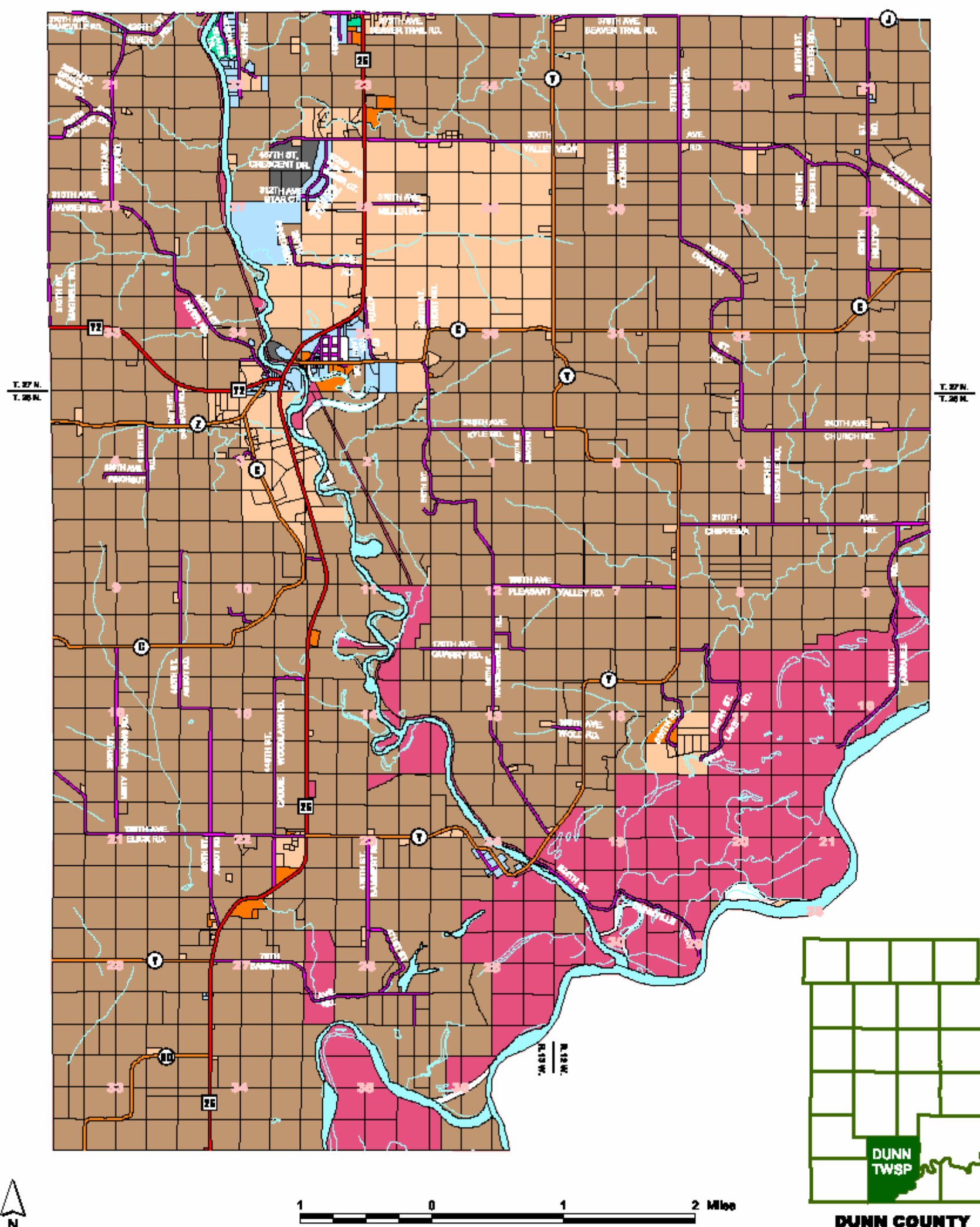
Map 5 (Wetlands) locates wetland areas based on soil characteristics

Map 6 (Water Quality Management Areas and Frequently Flooded)

Map 7 (Soil Productivity) delineates soils by classes

Map 8 (Points of Interest) locates points of interest and points of historical significance

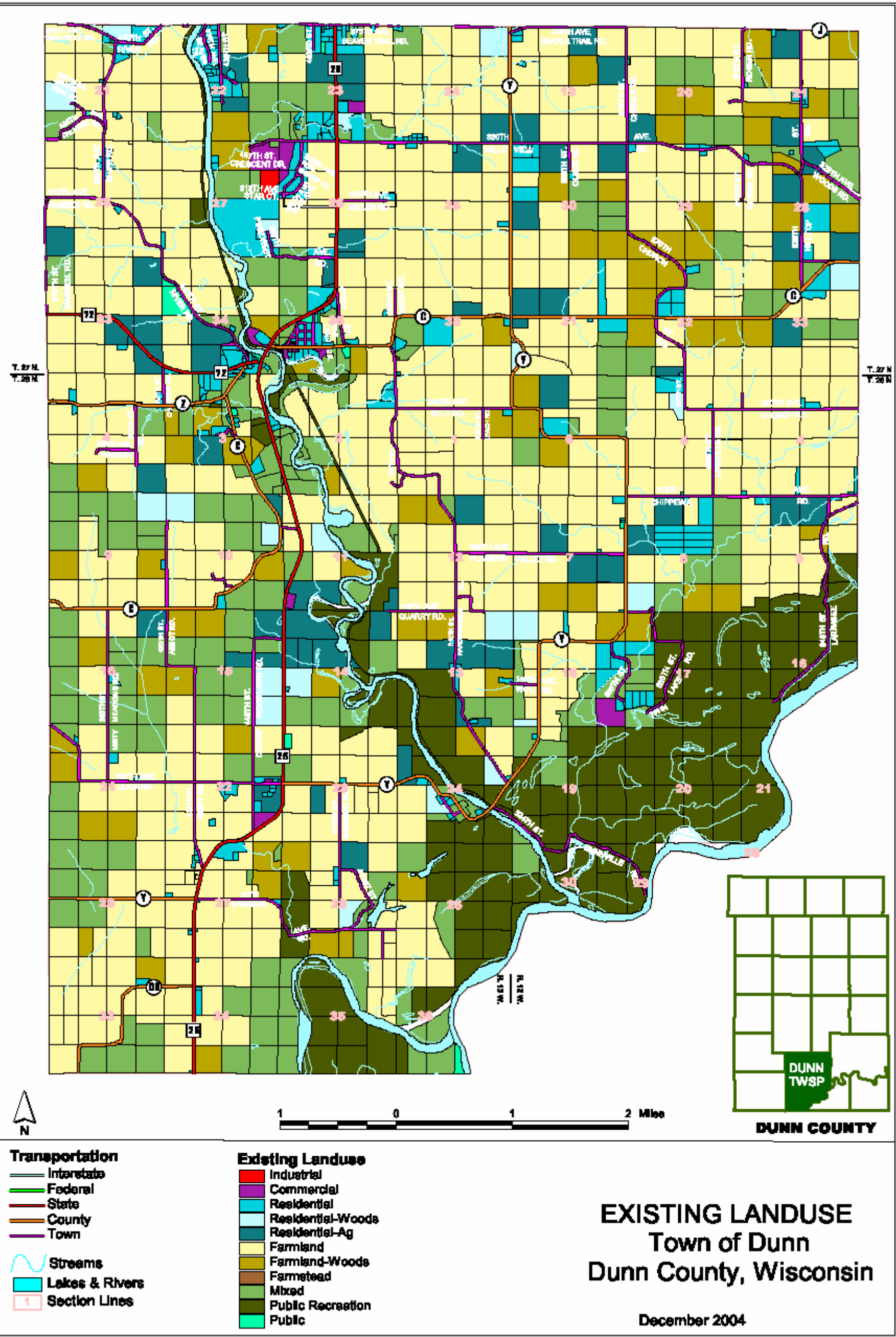
Map 9 (Preferred Land Use) delineates preferred land uses

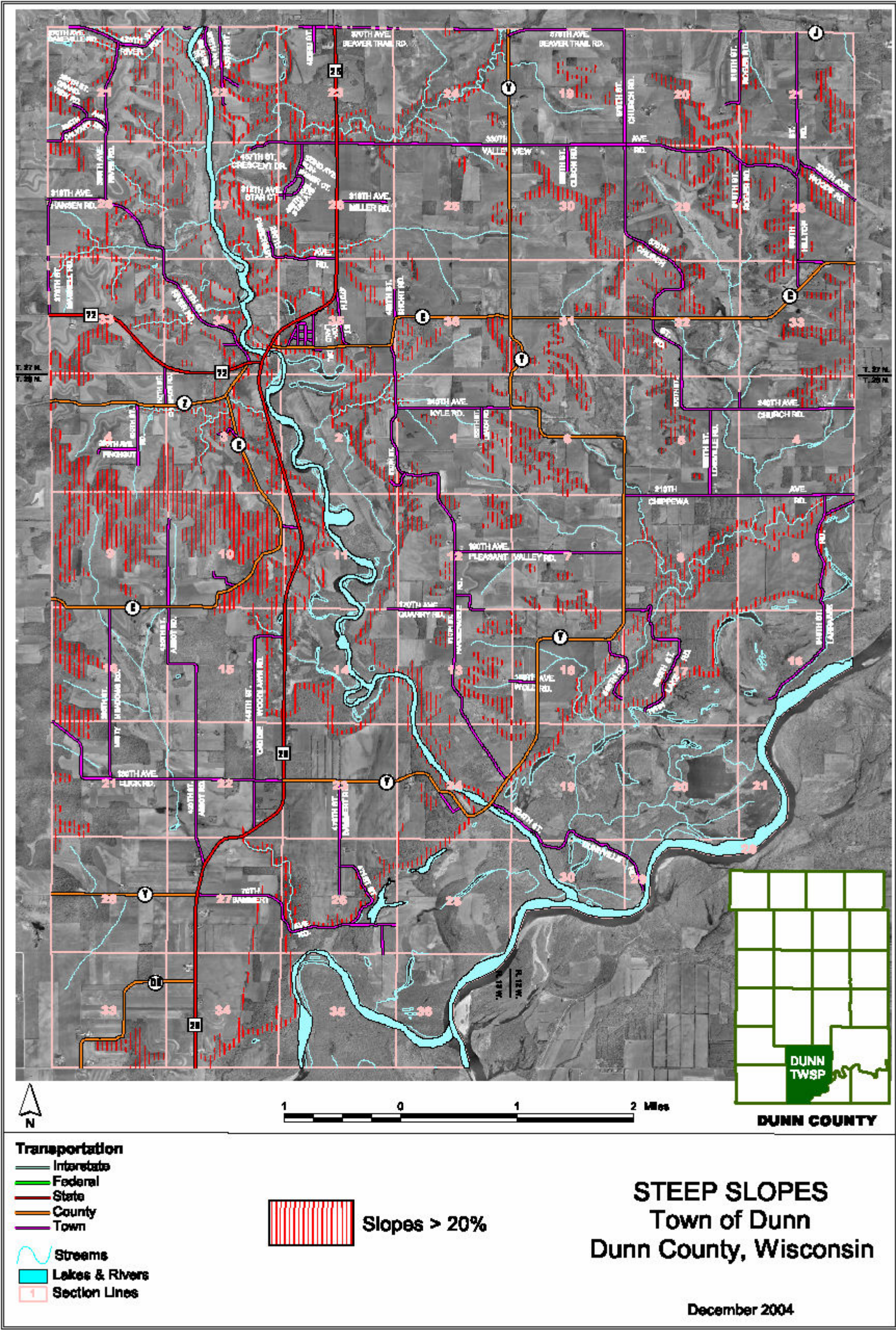


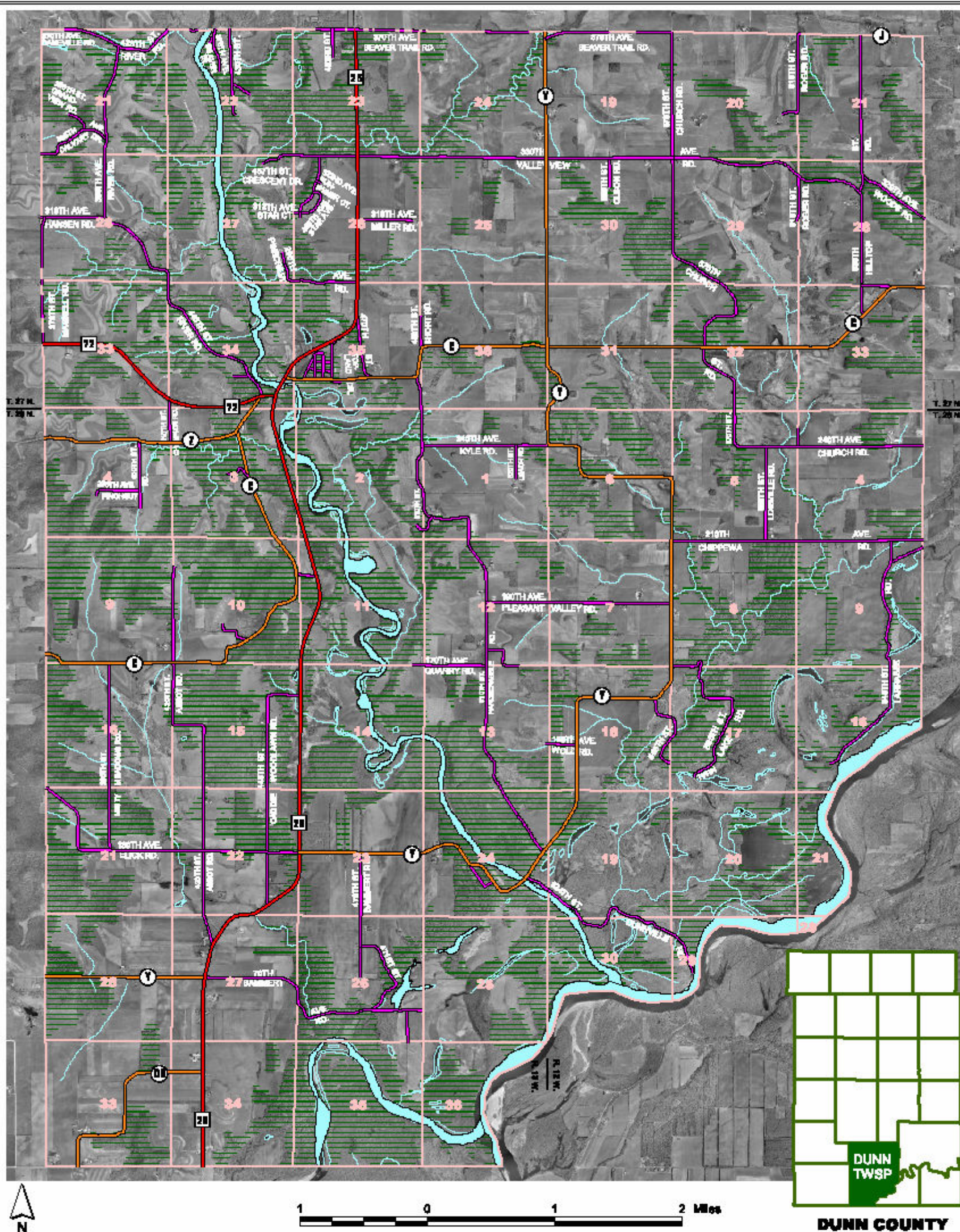
- Transportation**
- Interstate
 - Federal
 - State
 - County
 - Town
- Streams**
- Lakes & Rivers
 - Section Lines

- Zoning Districts**
- Exclusive Ag A1
 - Agricultural A2
 - Ag Residential A3
 - Commercial
 - Restricted Commercial
 - Industrial
 - Residential 1
 - Residential 2
 - Rural Housing
 - Shoreland Recreational
 - Non-Taxed

ZONING DISTRICTS
Town of Dunn
Dunn County, Wisconsin
 December 2004



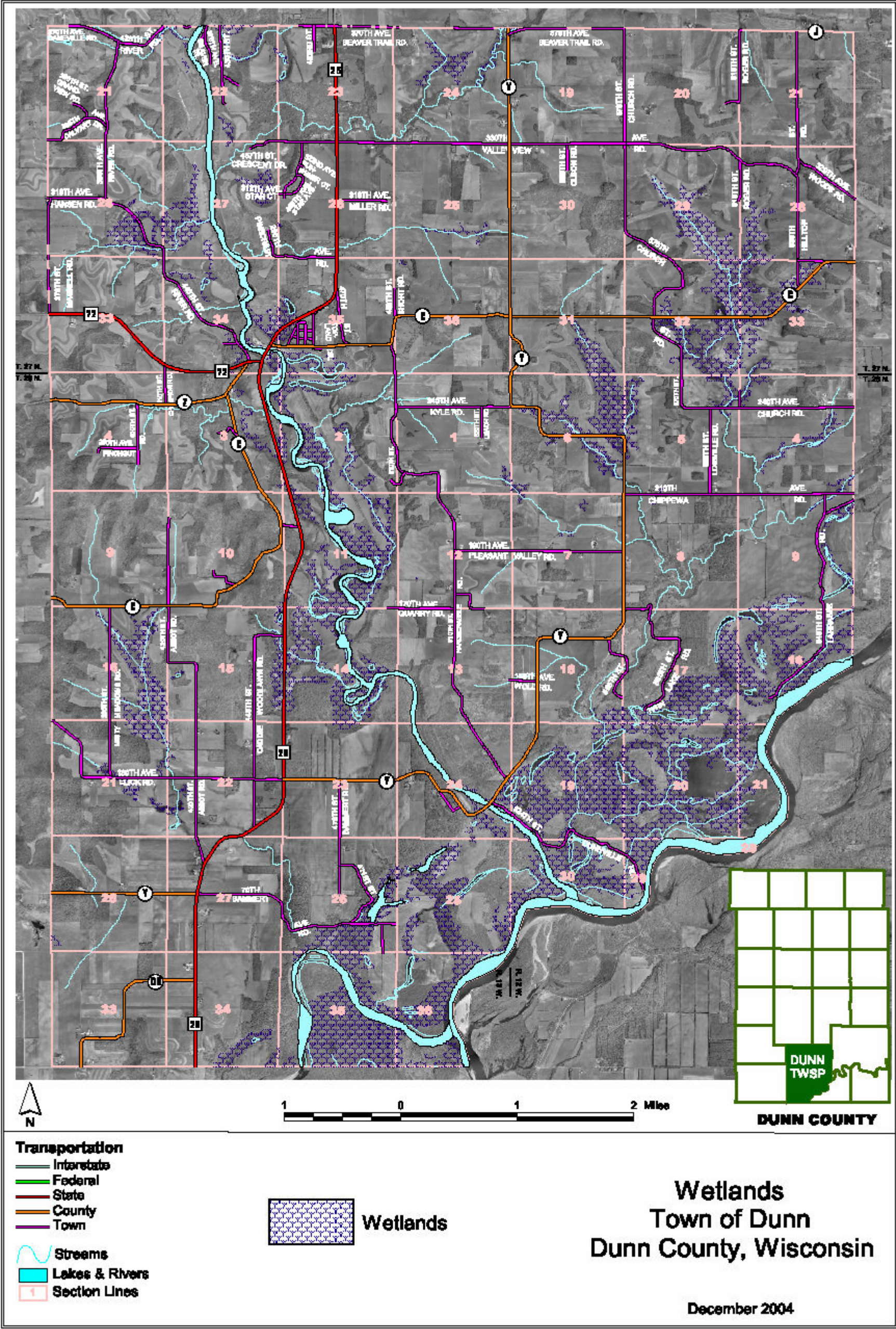


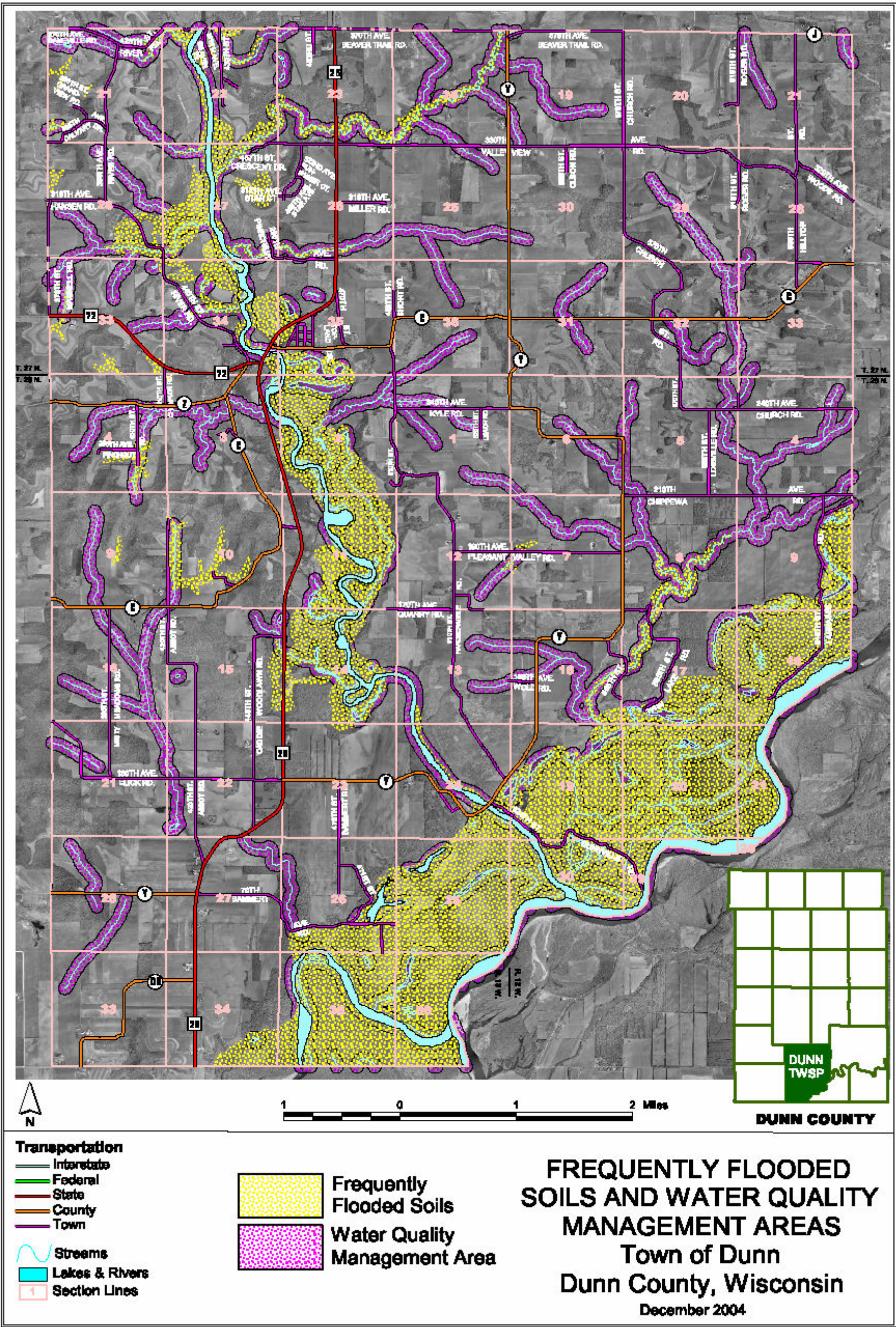


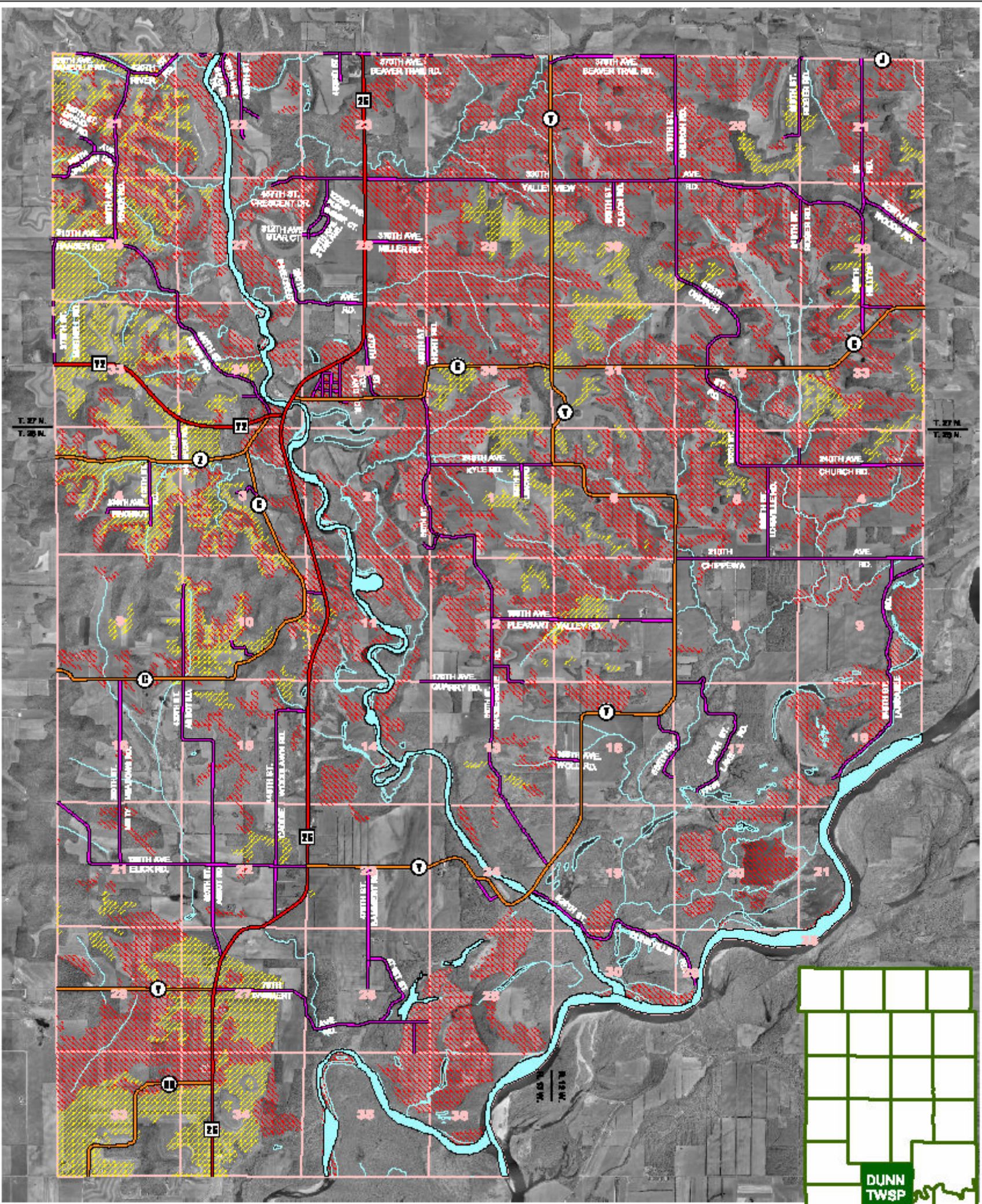
- Transportation**
- Interstate
 - Federal
 - State
 - County
 - Town
- Streams
- Lakes & Rivers
- Section Lines

Woodlots Greater Than 10 Acres

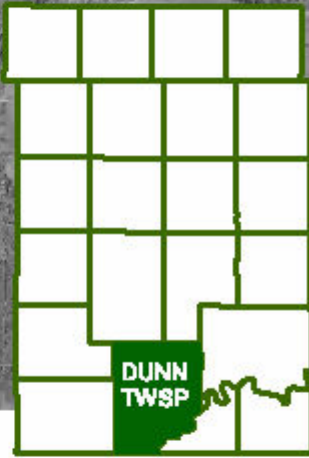
**WOODLOTS GREATER THAN 10 ACRES
MANAGEMENT AREAS
Town of Dunn
Dunn County, Wisconsin
December 2004**







1 0 1 2 Miles



DUNN COUNTY

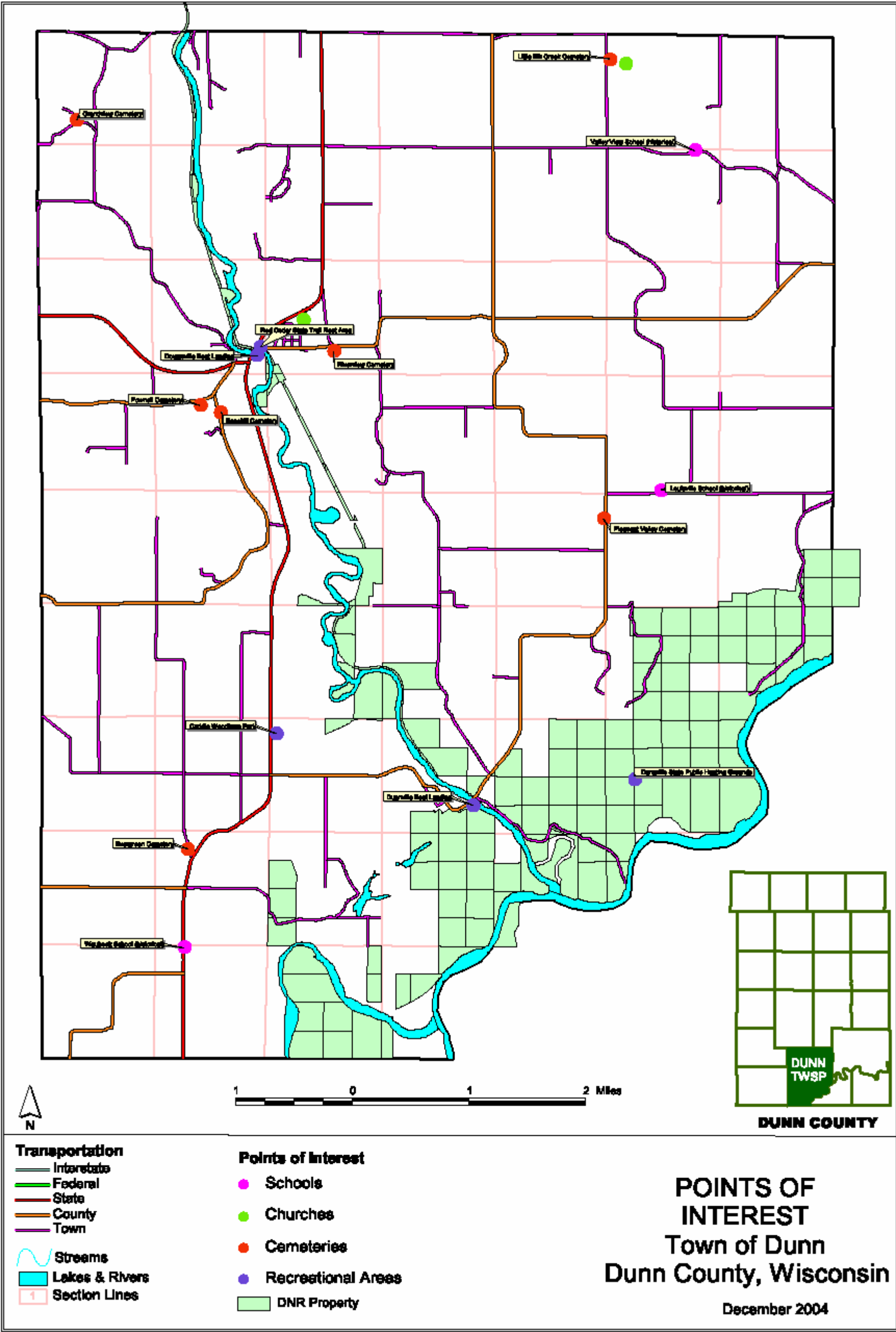
Transportation

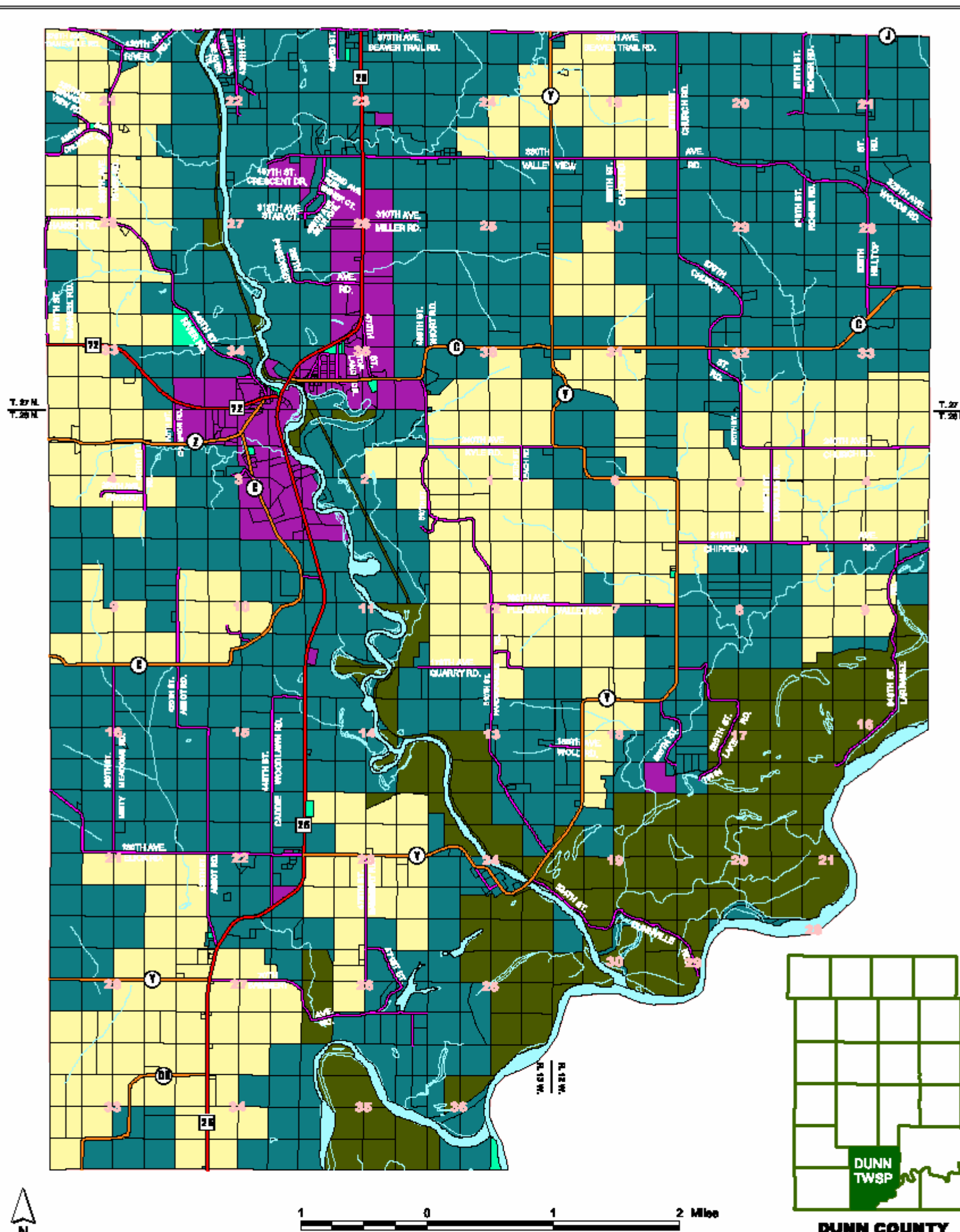
- Interstate
- Federal
- State
- County
- Town
- Streams
- Lakes & Rivers
- Section Lines

- High
- Medium

SOIL PRODUCTIVITY
Town of Dunn
Dunn County, Wisconsin

December 2004

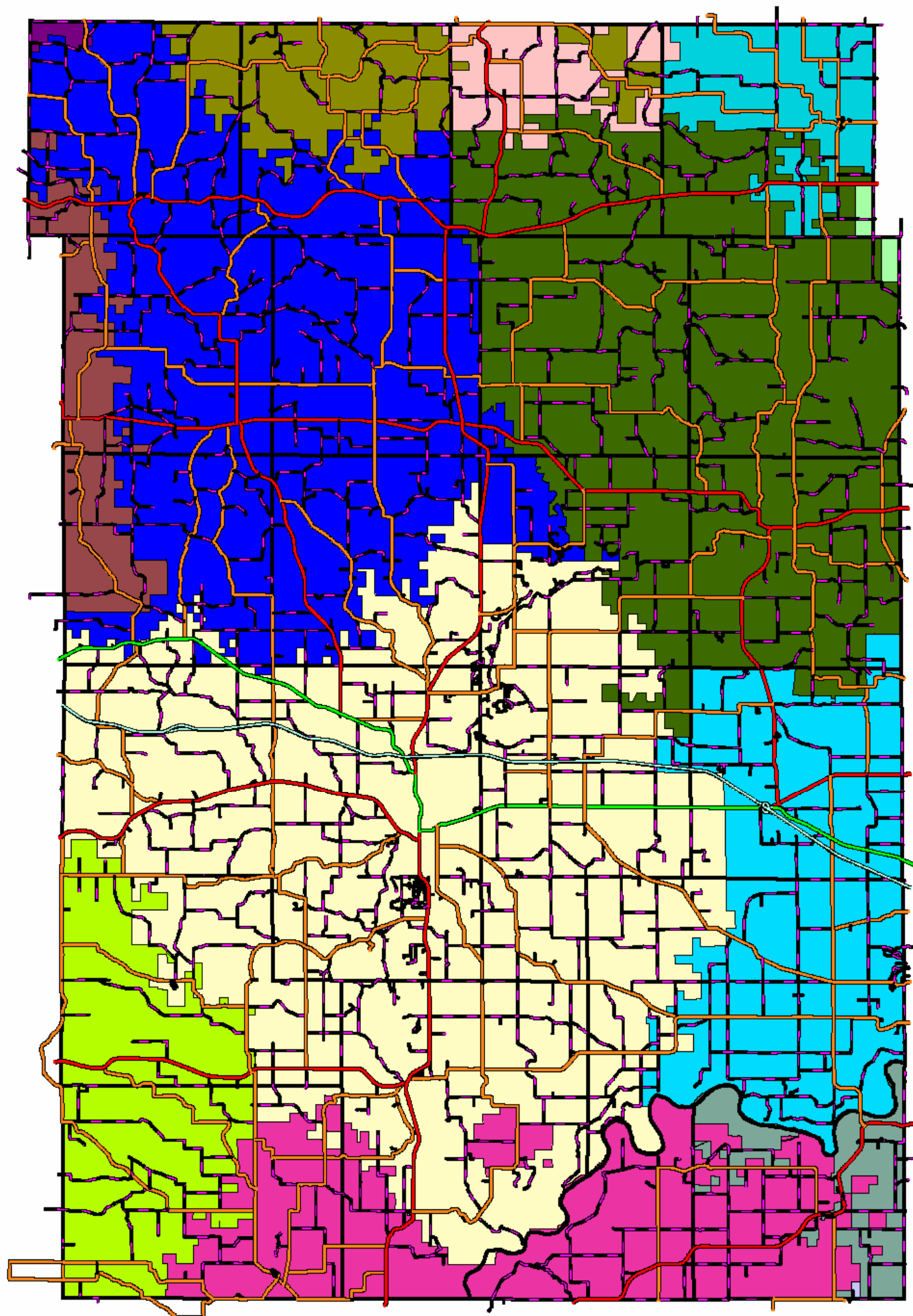




- Transportation**
- Interstate
 - Federal
 - State
 - County
 - Town
 - ~ Streams
 - Lakes & Rivers
 - Section Lines

- Preferred Landuse**
- Industrial
 - Commercial
 - Residential
 - Residential-Ag
 - Farmland
 - Public Recreation
 - Public

PREFERRED LANDUSE
Town of Dunn
Dunn County, Wisconsin
 December 2004



Transportation

- Interstate
- Federal
- State
- County
- Town

School Districts

- | | |
|--------------|-----------------|
| — Barron | — Eau Claire |
| — Bloomer | — Elk Mound |
| — Boyceville | — Elmwood |
| — Chetek | — Glenwood City |
| — Clear Lake | — Menomonie |
| — Colfax | — Mondovi |
| — Durand | — Prairie Farm |

SCHOOL DISTRICTS Dunn County, Wisconsin

January 2005

PART VI

APPENDIX

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Dunn town, Dunn County, Wisconsin

[For information on confidentiality protection, nonsampling error, and definitions, see text]

| Subject | Number | Percent | Subject | Number | Percent |
|---|--------|---------|--|--------|---------|
| Total population..... | 1,492 | 100.0 | HISPANIC OR LATINO AND RACE | | |
| SEX AND AGE | | | Total population..... | 1,492 | 100.0 |
| Male..... | 802 | 53.8 | Hispanic or Latino (of any race)..... | 6 | 0.4 |
| Female..... | 690 | 46.2 | Mexican..... | 4 | 0.3 |
| Under 5 years..... | 81 | 5.4 | Puerto Rican..... | - | - |
| 5 to 9 years..... | 121 | 8.1 | Cuban..... | - | - |
| 10 to 14 years..... | 157 | 10.5 | Other Hispanic or Latino..... | 2 | 0.1 |
| 15 to 19 years..... | 120 | 8.0 | Not Hispanic or Latino..... | 1,486 | 99.6 |
| 20 to 24 years..... | 82 | 5.5 | White alone..... | 1,462 | 98.0 |
| 25 to 34 years..... | 191 | 12.8 | RELATIONSHIP | | |
| 35 to 44 years..... | 260 | 17.4 | Total population..... | 1,492 | 100.0 |
| 45 to 54 years..... | 207 | 13.9 | In households..... | 1,471 | 98.6 |
| 55 to 59 years..... | 69 | 4.6 | Householder..... | 540 | 36.2 |
| 60 to 64 years..... | 58 | 3.9 | Spouse..... | 331 | 22.2 |
| 65 to 74 years..... | 79 | 5.3 | Child..... | 499 | 33.4 |
| 75 to 84 years..... | 53 | 3.6 | Own child under 18 years..... | 421 | 28.2 |
| 85 years and over..... | 14 | 0.9 | Other relatives..... | 35 | 2.3 |
| Median age (years)..... | 34.7 | (X) | Under 18 years..... | 11 | 0.7 |
| 18 years and over..... | 1,052 | 70.5 | Nonrelatives..... | 66 | 4.4 |
| Male..... | 555 | 37.2 | Unmarried partner..... | 24 | 1.6 |
| Female..... | 497 | 33.3 | In group quarters..... | 21 | 1.4 |
| 21 years and over..... | 998 | 66.9 | Institutionalized population..... | - | - |
| 62 years and over..... | 182 | 12.2 | Noninstitutionalized population..... | 21 | 1.4 |
| 65 years and over..... | 146 | 9.8 | HOUSEHOLD BY TYPE | | |
| Male..... | 68 | 4.6 | Total households..... | 540 | 100.0 |
| Female..... | 78 | 5.2 | Family households (families)..... | 390 | 72.2 |
| RACE | | | With own children under 18 years..... | 210 | 38.9 |
| One race..... | 1,485 | 99.5 | Married-couple family..... | 331 | 61.3 |
| White..... | 1,464 | 98.1 | With own children under 18 years..... | 172 | 31.9 |
| Black or African American..... | 3 | 0.2 | Female householder, no husband present..... | 33 | 6.1 |
| American Indian and Alaska Native..... | 3 | 0.2 | With own children under 18 years..... | 24 | 4.4 |
| Asian..... | 14 | 0.9 | Nonfamily households..... | 150 | 27.8 |
| Asian Indian..... | - | - | Householder living alone..... | 122 | 22.6 |
| Chinese..... | - | - | Householder 65 years and over..... | 41 | 7.6 |
| Filipino..... | - | - | Households with individuals under 18 years..... | 217 | 40.2 |
| Japanese..... | - | - | Households with individuals 65 years and over..... | 96 | 17.8 |
| Korean..... | 1 | 0.1 | Average household size..... | 2.72 | (X) |
| Vietnamese..... | - | - | Average family size..... | 3.22 | (X) |
| Other Asian ¹ | 13 | 0.9 | HOUSING OCCUPANCY | | |
| Native Hawaiian and Other Pacific Islander..... | 1 | 0.1 | Total housing units..... | 578 | 100.0 |
| Native Hawaiian..... | - | - | Occupied housing units..... | 540 | 93.4 |
| Guamanian or Chamorro..... | 1 | 0.1 | Vacant housing units..... | 38 | 6.6 |
| Samoan..... | - | - | For seasonal, recreational, or | | |
| Other Pacific Islander ² | - | - | occasional use..... | 11 | 1.9 |
| Some other race..... | - | - | Homeowner vacancy rate (percent)..... | 0.5 | (X) |
| Two or more races..... | 7 | 0.5 | Rental vacancy rate (percent)..... | 14.5 | (X) |
| Race alone or in combination with one | | | HOUSING TENURE | | |
| or more other races: ³ | | | Occupied housing units..... | 540 | 100.0 |
| White..... | 1,471 | 98.6 | Owner-occupied housing units..... | 434 | 80.4 |
| Black or African American..... | 6 | 0.4 | Renter-occupied housing units..... | 106 | 19.6 |
| American Indian and Alaska Native..... | 7 | 0.5 | Average household size of owner-occupied units..... | 2.79 | (X) |
| Asian..... | 14 | 0.9 | Average household size of renter-occupied units..... | 2.45 | (X) |
| Native Hawaiian and Other Pacific Islander..... | 1 | 0.1 | | | |
| Some other race..... | 2 | 0.1 | | | |

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Dunn town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

| Subject | Number | Percent | Subject | Number | Percent |
|---|--------|---------|---|--------|---------|
| SCHOOL ENROLLMENT | | | NATIVITY AND PLACE OF BIRTH | | |
| Population 3 years and over | | | Total population | 1,450 | 100.0 |
| enrolled in school | 428 | 100.0 | Native | 1,433 | 98.8 |
| Nursery school, preschool | 34 | 7.9 | Born in United States | 1,428 | 98.5 |
| Kindergarten | 15 | 3.5 | State of residence | 1,098 | 75.7 |
| Elementary school (grades 1-8) | 220 | 51.4 | Different state | 330 | 22.8 |
| High school (grades 9-12) | 107 | 25.0 | Born outside United States | 5 | 0.3 |
| College or graduate school | 52 | 12.1 | Foreign born | 17 | 1.2 |
| | | | Entered 1990 to March 2000 | 5 | 0.3 |
| EDUCATIONAL ATTAINMENT | | | Naturalized citizen | 4 | 0.3 |
| Population 25 years and over | 904 | 100.0 | Not a citizen | 13 | 0.9 |
| Less than 9th grade | 41 | 4.5 | REGION OF BIRTH OF FOREIGN BORN | | |
| 9th to 12th grade, no diploma | 91 | 10.1 | Total (excluding born at sea) | 17 | 100.0 |
| High school graduate (includes equivalency) | 375 | 41.5 | Europe | 4 | 23.5 |
| Some college, no degree | 194 | 21.5 | Asia | 13 | 76.5 |
| Associate degree | 64 | 7.1 | Africa | - | - |
| Bachelor's degree | 93 | 10.3 | Oceania | - | - |
| Graduate or professional degree | 46 | 5.1 | Latin America | - | - |
| Percent high school graduate or higher | 85.4 | (X) | Northern America | - | - |
| Percent bachelor's degree or higher | 15.4 | (X) | LANGUAGE SPOKEN AT HOME | | |
| MARITAL STATUS | | | Population 5 years and over | 1,372 | 100.0 |
| Population 15 years and over | 1,101 | 100.0 | English only | 1,346 | 98.1 |
| Never married | 246 | 22.3 | Language other than English | 26 | 1.9 |
| Now married, except separated | 713 | 64.8 | Speak English less than "very well" | 11 | 0.8 |
| Separated | 11 | 1.0 | Spanish | 9 | 0.7 |
| Widowed | 36 | 3.3 | Speak English less than "very well" | 4 | 0.3 |
| Female | 29 | 2.6 | Other Indo-European languages | 6 | 0.4 |
| Divorced | 95 | 8.6 | Speak English less than "very well" | - | - |
| Female | 44 | 4.0 | Asian and Pacific Island languages | 11 | 0.8 |
| GRANDPARENTS AS CAREGIVERS | | | Speak English less than "very well" | 7 | 0.5 |
| Grandparent living in household with | | | ANCESTRY (single or multiple) | | |
| one or more own grandchildren under | | | Total population | 1,450 | 100.0 |
| 18 years | 14 | 100.0 | Total ancestries reported | 1,672 | 115.3 |
| Grandparent responsible for grandchildren | 12 | 85.7 | Arab | - | - |
| VETERAN STATUS | | | Czech ¹ | 18 | 1.2 |
| Civilian population 18 years and over | 1,027 | 100.0 | Danish | 32 | 2.2 |
| Civilian veterans | 136 | 13.2 | Dutch | 42 | 2.9 |
| DISABILITY STATUS OF THE CIVILIAN | | | English | 76 | 5.2 |
| NONINSTITUTIONALIZED POPULATION | | | French (except Basque) ¹ | 51 | 3.5 |
| Population 5 to 20 years | 390 | 100.0 | French Canadian ¹ | 13 | 0.9 |
| With a disability | 30 | 7.7 | German | 647 | 44.6 |
| Population 21 to 64 years | 848 | 100.0 | Greek | - | - |
| With a disability | 119 | 14.0 | Hungarian | 7 | 0.5 |
| Percent employed | 64.7 | (X) | Irish ¹ | 83 | 5.7 |
| No disability | 729 | 86.0 | Italian | 20 | 1.4 |
| Percent employed | 84.2 | (X) | Lithuanian | 2 | 0.1 |
| Population 65 years and over | 134 | 100.0 | Norwegian | 310 | 21.4 |
| With a disability | 60 | 44.8 | Polish | 57 | 3.9 |
| RESIDENCE IN 1995 | | | Portuguese | - | - |
| Population 5 years and over | 1,372 | 100.0 | Russian | - | - |
| Same house in 1995 | 848 | 61.8 | Scotch-Irish | 5 | 0.3 |
| Different house in the U.S. in 1995 | 513 | 37.4 | Scottish | 8 | 0.6 |
| Same county | 255 | 18.6 | Slovak | 4 | 0.3 |
| Different county | 258 | 18.8 | Subsaharan African | - | - |
| Same state | 160 | 11.7 | Swedish | 39 | 2.7 |
| Different state | 98 | 7.1 | Swiss | 25 | 1.7 |
| Elsewhere in 1995 | 11 | 0.8 | Ukrainian | - | - |
| | | | United States or American | 116 | 8.0 |
| | | | Welsh | 9 | 0.6 |
| | | | West Indian (excluding Hispanic groups) | - | - |
| | | | Other ancestries | 108 | 7.4 |

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Dunn town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

| Subject | Number | Percent | Subject | Number | Percent |
|---|--------|---------|--|--------|---------|
| EMPLOYMENT STATUS | | | INCOME IN 1999 | | |
| Population 16 years and over | 1,076 | 100.0 | Households | 519 | 100.0 |
| In labor force | 800 | 74.3 | Less than \$10,000 | 40 | 7.7 |
| Civilian labor force | 800 | 74.3 | \$10,000 to \$14,999 | 25 | 4.8 |
| Employed | 760 | 70.6 | \$15,000 to \$24,999 | 50 | 9.6 |
| Unemployed | 40 | 3.7 | \$25,000 to \$34,999 | 79 | 15.2 |
| Percent of civilian labor force | 5.0 | (X) | \$35,000 to \$49,999 | 103 | 19.8 |
| Armed Forces | - | - | \$50,000 to \$74,999 | 160 | 30.8 |
| Not in labor force | 276 | 25.7 | \$75,000 to \$99,999 | 38 | 7.3 |
| Females 16 years and over | 515 | 100.0 | \$100,000 to \$149,999 | 20 | 3.9 |
| In labor force | 365 | 70.9 | \$150,000 to \$199,999 | 4 | 0.8 |
| Civilian labor force | 365 | 70.9 | \$200,000 or more | - | - |
| Employed | 358 | 69.5 | Median household income (dollars) | 45,043 | (X) |
| Own children under 6 years | 93 | 100.0 | With earnings | 460 | 88.6 |
| All parents in family in labor force | 70 | 75.3 | Mean earnings (dollars) ¹ | 43,890 | (X) |
| COMMUTING TO WORK | | | With Social Security income | 126 | 24.3 |
| Workers 16 years and over | 750 | 100.0 | Mean Social Security income (dollars) ¹ | 10,720 | (X) |
| Car, truck, or van -- drove alone | 565 | 75.3 | With Supplemental Security Income | 14 | 2.7 |
| Car, truck, or van -- carpooled | 76 | 10.1 | Mean Supplemental Security Income | | |
| Public transportation (including taxicab) | - | - | (dollars) | 4,543 | (X) |
| Walked | 24 | 3.2 | With public assistance income | 11 | 2.1 |
| Other means | 6 | 0.8 | Mean public assistance income (dollars) ¹ | 5,109 | (X) |
| Worked at home | 79 | 10.5 | With retirement income | 71 | 13.7 |
| Mean travel time to work (minutes) ¹ | 25.0 | (X) | Mean retirement income (dollars) ¹ | 13,581 | (X) |
| Employed civilian population | | | Families | 334 | 100.0 |
| 16 years and over | 760 | 100.0 | Less than \$10,000 | 15 | 3.9 |
| OCCUPATION | | | \$10,000 to \$14,999 | 7 | 1.8 |
| Management, professional, and related occupations | 204 | 26.8 | \$15,000 to \$24,999 | 32 | 8.3 |
| Service occupations | 105 | 13.8 | \$25,000 to \$34,999 | 52 | 13.5 |
| Sales and office occupations | 167 | 22.0 | \$35,000 to \$49,999 | 85 | 22.1 |
| Farming, fishing, and forestry occupations | 23 | 3.0 | \$50,000 to \$74,999 | 139 | 36.2 |
| Construction, extraction, and maintenance occupations | 109 | 14.3 | \$75,000 to \$99,999 | 30 | 7.8 |
| Production, transportation, and material moving occupations | 152 | 20.0 | \$100,000 to \$149,999 | 20 | 5.2 |
| INDUSTRY | | | \$150,000 to \$199,999 | 4 | 1.0 |
| Agriculture, forestry, fishing and hunting, and mining | 92 | 12.1 | \$200,000 or more | - | - |
| Construction | 73 | 9.6 | Median family income (dollars) | 50,114 | (X) |
| Manufacturing | 141 | 18.6 | Per capita income (dollars) ¹ | 16,429 | (X) |
| Wholesale trade | 21 | 2.8 | Median earnings (dollars): | | |
| Retail trade | 65 | 8.6 | Male full-time, year-round workers | 33,250 | (X) |
| Transportation and warehousing, and utilities | 29 | 3.8 | Female full-time, year-round workers | 21,983 | (X) |
| Information | 5 | 0.7 | POVERTY STATUS IN 1999 | | |
| Finance, insurance, real estate, and rental and leasing | 39 | 5.1 | Families | 22 | 5.7 |
| Professional, scientific, management, administrative, and waste management services | 33 | 4.3 | With related children under 18 years | 21 | 9.8 |
| Educational, health and social services | 184 | 24.2 | With related children under 5 years | 6 | 7.7 |
| Arts, entertainment, recreation, accommodation and food services | 38 | 5.0 | Families with female householder, no husband present | 12 | 42.9 |
| Other services (except public administration) | 20 | 2.6 | With related children under 18 years | 12 | 63.2 |
| Public administration | 20 | 2.6 | With related children under 5 years | 4 | 66.7 |
| CLASS OF WORKER | | | Individuals | 152 | 10.5 |
| Private wage and salary workers | 513 | 67.5 | 18 years and over | 111 | 10.8 |
| Government workers | 131 | 17.2 | 65 years and over | 20 | 14.9 |
| Self-employed workers in own not incorporated business | 108 | 14.2 | Related children under 18 years | 41 | 9.8 |
| Unpaid family workers | 8 | 1.1 | Related children 5 to 17 years | 36 | 10.5 |
| | | | Unrelated individuals 15 years and over | 78 | 35.0 |

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator.

See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Dunn town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

| Subject | Number | Percent | Subject | Number | Percent |
|--|--------|---------|---------------------------------------|--------|---------|
| Total housing units | 580 | 100.0 | OCCUPANTS PER ROOM | | |
| UNITS IN STRUCTURE | | | Occupied housing units | 539 | 100.0 |
| 1-unit, detached | 404 | 69.7 | 1.00 or less | 526 | 97.6 |
| 1-unit, attached | 9 | 1.6 | 1.01 to 1.50 | 10 | 1.9 |
| 2 units | 9 | 1.6 | 1.51 or more | 3 | 0.6 |
| 3 or 4 units | 1 | 0.2 | | | |
| 5 to 9 units | - | - | Specified owner-occupied units | 215 | 100.0 |
| 10 to 19 units | 11 | 1.9 | VALUE | | |
| 20 or more units | - | - | Less than \$50,000 | 12 | 5.6 |
| Mobile home | 146 | 25.2 | \$50,000 to \$99,999 | 104 | 48.4 |
| Boat, RV, van, etc | - | - | \$100,000 to \$149,999 | 62 | 28.8 |
| | | | \$150,000 to \$199,999 | 26 | 12.1 |
| YEAR STRUCTURE BUILT | | | \$200,000 to \$299,999 | 9 | 4.2 |
| 1999 to March 2000 | 15 | 2.6 | \$300,000 to \$499,999 | 2 | 0.9 |
| 1995 to 1998 | 32 | 5.5 | \$500,000 to \$999,999 | - | - |
| 1990 to 1994 | 46 | 7.9 | \$1,000,000 or more | - | - |
| 1980 to 1989 | 88 | 15.2 | Median (dollars) | 97,400 | (X) |
| 1970 to 1979 | 131 | 22.6 | MORTGAGE STATUS AND SELECTED | | |
| 1960 to 1969 | 57 | 9.8 | MONTHLY OWNER COSTS | | |
| 1940 to 1959 | 42 | 7.2 | With a mortgage | 143 | 66.5 |
| 1939 or earlier | 169 | 29.1 | Less than \$300 | - | - |
| ROOMS | | | \$300 to \$499 | 14 | 6.5 |
| 1 room | 3 | 0.5 | \$500 to \$699 | 32 | 14.9 |
| 2 rooms | 14 | 2.4 | \$700 to \$999 | 51 | 23.7 |
| 3 rooms | 28 | 4.8 | \$1,000 to \$1,499 | 29 | 13.5 |
| 4 rooms | 71 | 12.2 | \$1,500 to \$1,999 | 15 | 7.0 |
| 5 rooms | 130 | 22.4 | \$2,000 or more | 2 | 0.9 |
| 6 rooms | 115 | 19.8 | Median (dollars) | 827 | (X) |
| 7 rooms | 95 | 16.4 | Not mortgaged | 72 | 33.5 |
| 8 rooms | 51 | 8.8 | Median (dollars) | 327 | (X) |
| 9 or more rooms | 73 | 12.6 | SELECTED MONTHLY OWNER COSTS | | |
| Median (rooms) | 5.9 | (X) | AS A PERCENTAGE OF HOUSEHOLD | | |
| Occupied housing units | 539 | 100.0 | INCOME IN 1999 | | |
| YEAR HOUSEHOLDER MOVED INTO UNIT | | | Less than 15.0 percent | 96 | 44.7 |
| 1999 to March 2000 | 81 | 15.0 | 15.0 to 19.9 percent | 45 | 20.9 |
| 1995 to 1998 | 149 | 27.6 | 20.0 to 24.9 percent | 20 | 9.3 |
| 1990 to 1994 | 100 | 18.6 | 25.0 to 29.9 percent | 22 | 10.2 |
| 1980 to 1989 | 83 | 15.4 | 30.0 to 34.9 percent | 8 | 3.7 |
| 1970 to 1979 | 61 | 11.3 | 35.0 percent or more | 24 | 11.2 |
| 1969 or earlier | 65 | 12.1 | Not computed | - | - |
| VEHICLES AVAILABLE | | | Specified renter-occupied units | 74 | 100.0 |
| None | 15 | 2.8 | GROSS RENT | | |
| 1 | 102 | 18.9 | Less than \$200 | 6 | 8.1 |
| 2 | 237 | 44.0 | \$200 to \$299 | 5 | 6.8 |
| 3 or more | 185 | 34.3 | \$300 to \$499 | 15 | 20.3 |
| HOUSE HEATING FUEL | | | \$500 to \$749 | 22 | 29.7 |
| Utility gas | 4 | 0.7 | \$750 to \$999 | 6 | 8.1 |
| Bottled, tank, or LP gas | 386 | 71.6 | \$1,000 to \$1,499 | - | - |
| Electricity | 27 | 5.0 | \$1,500 or more | - | - |
| Fuel oil, kerosene, etc | 60 | 11.1 | No cash rent | 20 | 27.0 |
| Coal or coke | - | - | Median (dollars) | 505 | (X) |
| Wood | 62 | 11.5 | GROSS RENT AS A PERCENTAGE OF | | |
| Solar energy | - | - | HOUSEHOLD INCOME IN 1999 | | |
| Other fuel | - | - | Less than 15.0 percent | 9 | 12.2 |
| No fuel used | - | - | 15.0 to 19.9 percent | 18 | 24.3 |
| SELECTED CHARACTERISTICS | | | 20.0 to 24.9 percent | 2 | 2.7 |
| Lacking complete plumbing facilities | 4 | 0.7 | 25.0 to 29.9 percent | 6 | 8.1 |
| Lacking complete kitchen facilities | 4 | 0.7 | 30.0 to 34.9 percent | 1 | 1.4 |
| No telephone service | 13 | 2.4 | 35.0 percent or more | 16 | 21.6 |
| | | | Not computed | 22 | 29.7 |

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.